



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



75 Oldfield Crescent
Chester, Cheshire
CH4 7PF

Price
£250,000

* DRIVEWAY PARKING & GARAGE * DELIGHTFUL REAR GARDEN. A well presented three bedroom semi-detached house forming part of an established residential area conveniently situated just off Lache Lane and within easy reach of the city centre. The accommodation briefly comprises: entrance hallway with oak wood strip flooring and spindled staircase, living room with bay window and decorative cast-iron fireplace with 'living flame' coal-effect gas fire, dining kitchen with UPVC double glazed sliding patio doors to the conservatory, landing with built-in linen cupboard, bedroom one with fitted wardrobes and bay window, bedroom two, bedroom three and a well appointed bathroom with modern white suite. The property benefits from gas fired central heating with a Worcester combination boiler and has UPVC double glazed windows and doors. Externally, there is an enclosed garden at the front with decorative stone and shrubbery. A driveway at the side leads to a single brick built garage with up and over door, power and light. To the rear the garden is a particular feature being of a generous size with flagged patio, crushed slate seating area, lawn and raised deck being enclosed by wooden fencing with a variety of mature shrubs and trees.

LOCATION

The property is located in a popular residential area, just off Lache Lane. Local amenities include a parade of shops in Westminster Park. The city centre is just over a mile away. Nearby Handbridge provides further shops, restaurants, pubs, a Church and schools for all ages. The renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

THE ACCOMMODATION COMPRISES:**PORCH**

Canopy porch with UPVC double glazed entrance door and double glazed side panel to the entrance hall.

ENTRANCE HALL

3.53m x 1.75m (11'7" x 5'9")



Ceiling light point, mains connected smoke alarm, single radiator, oak wood strip flooring, thermostatic heating controls, cupboard housing the electrical consumer board and electric meter, and spindled staircase to the first floor with built-in understairs storage cupboard. Door to the living room.

LIVING ROOM

4.04m into bay x 3.51m (13'3" into bay x 11'6")



UPVC double glazed bay window with decorative leaded upper sections overlooking the front, ceiling light point, double radiator with thermostat, two wall light points,

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

***MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW**DIRECTIONS**

From Chester City centre proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit into Lache Lane. Follow Lache Lane and take the fourth turning right into Clifford Drive. Follow straight ahead, and around the green which leads into Oldfield Crescent, and the property will then be found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that main gas, electricity, water and drainage are connected.

* The property is on water rates.

* There is a smart meter for the gas and electric.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

SINGLE GARAGE

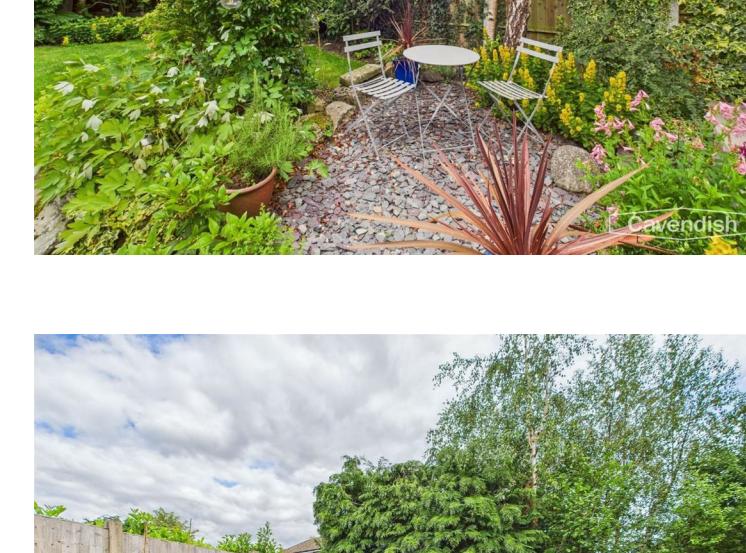
4.55m x 2.44m (14'11" x 8')

Up and over garage door, electrical consumer unit, power, fluorescent strip light, and single glazed window with obscured glass to side.

OUTSIDE REAR



To the rear there is a delightful garden with flagged patio and steps leading up to a lawn and raised deck together with a crushed slate seating area being enclosed by wooden panel fencing with a number of mature shrubs and trees. The garden enjoys a good degree of privacy and a south/south-east facing aspect. Outside water tap, and outside sensor light.



chimney breast with cast-iron fireplace and stone hearth housing a 'living flame' coal-effect gas fire, and built-in storage cupboard to recess with book shelving above.

DINING KITCHEN

5.36m x 2.29m (17'7" x 7'6")



Open-plan dining kitchen with vinyl tile effect flooring and double glazed sliding patio doors to the conservatory.

KITCHEN AREA



Fitted with a modern range of base and wall level units incorporating drawers, cupboards, two glazed cabinets and wine racks with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap.

Wall tiling to work surface areas. Space for electric cooker with chimney style extractor above, plumbing and space for washing machine and dishwasher, space for tall fridge/freezer, recessed LED ceiling spotlights, vinyl tile effect flooring, TV aerial point, wall cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, and carbon monoxide alarm.

DINING AREA



Recessed LED ceiling spotlights, two wall light points, double radiator with thermostat, space for dining table and chairs, vinyl tiled effect flooring, and UPVC double glazed sliding patio doors to the conservatory.

CONSERVATORY

2.67m x 2.39m (8'9" x 7'10")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, vinyl tile effect flooring, wall mounted electric heater, and UPVC double glazed French doors to the rear garden.

LANDING

Ceiling light point, mains connected smoke alarm, UPVC double glazed window with obscured glass, built-in linen cupboard with slatted shelving, and access to part-boarded loft space with power point and retractable wooden ladder. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.73m into bay x 3.05m into wardrobe (12'3" into bay x 10' into wardrobe)



Full height wardrobes with four sliding mirrored doors having hanging space and shelving, UPVC double glazed bay window with decorative leaded upper sections overlooking the front, ceiling light point, and double radiator with thermostat.

BEDROOM TWO

3.07m x 2.82m (10'1" x 9'3")



UPVC double glazed window overlooking the rear, double radiator with thermostat, and ceiling light point with dimmer switch control.

BEDROOM THREE

2.39m x 2.26m (7'10" x 7'5")



UPVC double glazed window overlooking the rear, double radiator with thermostat, and ceiling light point with dimmer switch control.

BATHROOM

2.24m x 1.75m (7'4" x 5'9")



Modern white suite with chrome style fittings comprising: double ended bath with central mixer tap, thermostatic shower over with glazed shower screen; low level dual- flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Wall tiling to bath and shower area, tiled floor, fitted glass shelf, electric shaver point, panelled ceiling with

recessed LED ceiling spotlights, chrome ladder style towel radiator, Vent-Axia extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is an easy to maintain garden with decorative stone, specimen shrubs and trees being enclosed by wooden fencing, contemporary outside light. A driveway at the side leads to a single brick built garage. A wooden gate between the house and the garage provides access to the rear garden. Useful integral store cupboard to side.

