



Floor 0



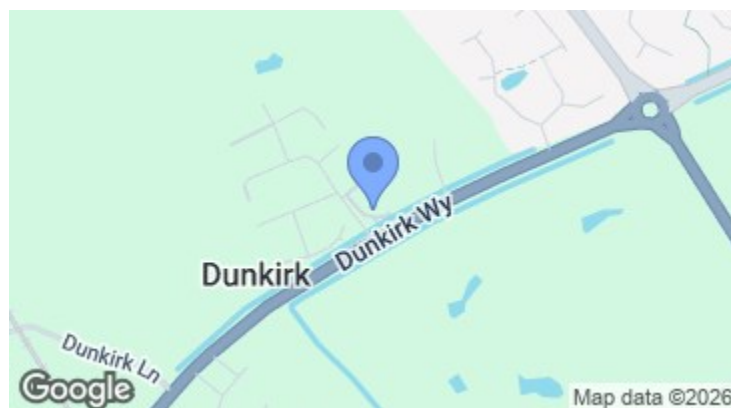
Floor 1

Approximate total area⁽¹⁾
991 ft²
92 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency 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 | 84 | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) A | | | |
| (61-81) B | | | |
| (49-60) C | | | |
| (35-48) D | | | |
| (21-34) E | | | |
| (11-20) F | | | |
| (1-10) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



6 Mead Crescent
Backford, Chester,
CH1 6PU

Offers Over
£305,000

Mead Crescent, Chester is an immaculately presented three-bedroom detached family home, finished to a high standard throughout. The bright and airy lounge offers a welcoming space to relax, while the modern kitchen diner includes integrated appliances and ample room for family meals. A useful utility cupboard and downstairs WC add convenience to the ground floor. Upstairs, the master bedroom features fitted wardrobes and a stylish ensuite shower room. Two further bedrooms are served by a contemporary family bathroom. Outside, the landscaped rear garden includes a paved patio seating area, ideal for outdoor entertaining. The property is located in a quiet and sought-after area close to Chester city centre, schools, and transport links. This beautiful home is move-in ready and perfect for modern family living.

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.



Location

Mead Crescent in Backford is a well-connected residential area offering a blend of suburban comfort and convenience. The location provides easy access to local shopping amenities, with larger retail parks and supermarkets just a short drive away. Excellent motorway links, including the M53 and M56, make commuting to Chester, Liverpool, and Manchester straightforward. Families benefit from a selection of reputable primary and secondary schools nearby. The area's peaceful surroundings and accessibility make it a popular choice for professionals and families alike.

Living Room

3.50 x 4.65 m (11'5" x 15'2")



The living room offers a cosy and inviting space with a large window allowing natural light to fill the room. A feature wall adds character, making it an ideal spot for relaxing or entertaining guests.

Kitchen/Dining Room

5.75 x 3.68 m (18'10" x 12'0")



This kitchen and dining room benefits from an open, airy feel with plenty of natural light thanks to large French doors that open out onto the rear garden. The kitchen features modern cabinetry, granite worksurfaces, integrated appliances, and a

central island with shelving, creating a practical yet stylish space for cooking and dining.

**Bedroom 1**

3.51 x 3.60 m (11'6" x 11'9")



The main bedroom is bright and airy, featuring a large window with plantation shutters that flood the room with natural light. Built-in wardrobes offer ample storage space, while a neutral decor creates a calm and restful atmosphere.

Bedroom 2

2.86 x 3.48 m (9'4" x 11'4")



This well-proportioned bedroom features a large window that provides plenty of natural light and a simple, neutral decor which allows for easy personalisation.

Bedroom 3

2.18 x 3.52 m (7'1" x 11'6")



A smaller bedroom with a large window and neutral tones, suitable for use as a child's room, guest room or study space.

Bathroom

2.10 x 1.69 m (6'10" x 5'6")



The main bathroom is fitted with a bath, a wash basin, and a toilet. A frosted window lets in natural light, while neutral wall tiles and flooring create a fresh and clean look.

Shower Room

1.62 x 1.37 m (5'4" x 4'6")



A shower room with a pedestal wash basin and toilet, featuring a window for ventilation and

natural light. The space is clean and practical with white walls and tiled flooring.

WC

0.97 x 1.67 m (3'2" x 5'6")



A conveniently located downstairs cloakroom with a WC and wash basin. The warm tone on the walls balances the white sanitary ware, creating a welcoming feel.

Hallway

1.30 x 4.48 m (4'3" x 14'8")



The hallway provides access to the living room, kitchen/dining room, and cloakroom, with stairs leading to the first floor.

Landing

2.90 x 2.76 m (9'6" x 9'0")



The landing on the first floor connects the bedrooms and bathrooms, with dual windows flooding the space with natural light and neutral walls creating a light and airy feel.

Rear Garden

The rear garden offers a well-maintained lawn bordered by plants and shrubs, with a paved patio area that is perfect for outdoor seating and entertaining. A wooden shed provides useful storage space, and a decking area adds extra versatility to the outdoor living space.

**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.

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.

VIEWINGS

By appointment through the Agents Chester Office 01244 404040.

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

EXTRA SERVICES

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.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

FREEHOLD

Believed to be Freehold but to be confirmed by solicitor.

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.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.