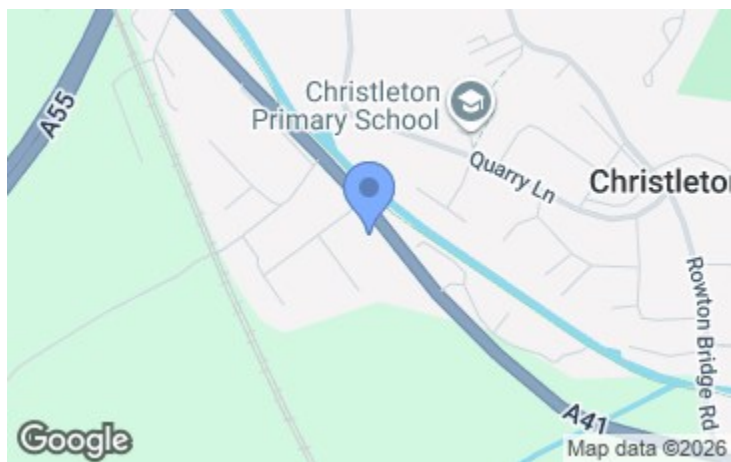


Dilwen Whitchurch Road, Christleton, Chester, CH3 6AE



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	80	D	G

## Dilwen Whitchurch Road

Christleton, Chester,  
CH3 6AE

## Price

£375,000

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.

**Extended Family Home with Converted Loft – No Onward Chain**  
 A charming and extended semi-detached home, ideally situated along the Whitchurch Road in the popular village of Christleton. Offering spacious and versatile accommodation arranged over three floors, this attractive property combines character features with practical modern living and is offered to the market with the added benefit of no onward chain. The well-presented accommodation briefly comprises a welcoming reception hallway, downstairs WC, and a bright living room featuring a bay window and decorative brick-lined fireplace. A separate dining room provides an ideal space for entertaining, while the fitted kitchen includes a range of integrated cooking appliances. To the rear, the property has been thoughtfully extended to create a stunning garden room with vaulted ceiling and French doors opening onto the garden, flooding the space with natural light. A useful study area with additional French doors to the garden offers excellent flexibility for home working. The first floor comprises a spacious principal bedroom with bay window and attractive cast-iron fireplace, a second double bedroom with walk-in wardrobe, a third bedroom, a family bathroom with separate shower and bath, and an additional WC. A converted loft room occupies the second floor, providing valuable extra accommodation that could be utilised in a number of ways, subject to individual requirements.  
 The property benefits from gas-fired central heating via a modern Worcester combination boiler and has double-glazed windows throughout. Externally, the front of the property features a lawned garden with mature shrub borders and a driveway providing off-road parking and access to a single garage. To the rear, the enclosed garden enjoys a lawned area, paved seating space, and an attractive timber pergola, creating an ideal setting for outdoor entertaining and relaxation



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

## LOCATION

The pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

## THE ACCOMMODATION COMPRISES:

### RECEPTION HALL

4.50m x 1.85m (14'9" x 6'1")



Feature arched wooden entrance door with glazed insert and letterbox, two ceiling light points, picture rails, Hive thermostatic heating controls, single radiator, uPVC double glazed window to the side, telephone point, laminate wood strip flooring and spindled staircase to the first floor. Doors to the Kitchen, Dining Room and Downstairs WC.

## DOWNSTAIRS WC



Comprising: low-level WC; and wall mounted wash hand basin. Semi-recessed ceiling spotlight, electrical consumer unit, vinyl floor covering, and uPVC double glazed window with obscure glass

## LIVING ROOM

4.70m into bay window x 3.40m (15'5" into bay window x 11'2")



uPVC double glazed bay window overlooking the front, contemporary radiator, double radiator, moulded ceiling with ceiling light point, picture rails, and chimney breast with decorative brick-lined fireplace and stone hearth.

## DIRECTIONS

From Chester City centre proceed through Boughton and at the traffic lights turn right and then immediately left onto the Christleton Road. At the 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Follow the Whitchurch Road for some distance, passing the turnings for Haslin Crescent and Bridge Drive, and the property will then be found after a short distance on the right hand side.

## TENURE

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

## COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester.

## AGENT'S NOTES

\* Services - mains gas, electricity, water and drainage are connected.

## ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

## 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/SLC

brick wall with established privet hedge. A driveway extends to the side and leads to a single garage.



#### GARAGE

5.31m x 2.59m (17'5" x 8'6")

With an up and over garage door, two fluorescent strip lights, power and part-glazed door to the rear garden. Personal door to the garden room.

#### OUTSIDE REAR



To the rear there is a granite paved area and lawned garden with raised borders being enclosed by wooden fencing with shrubbery and tree. Outside lantern style lighting and wooden gazebo.



#### DINING ROOM

5.18m x 3.10m (17' x 10'2")



Two ceiling light points, picture rails, single radiator with thermostat and laminate wood strip flooring. Glazed door with multi-paned windows at each side leading through to the study area and garden room.

#### KITCHEN

5.33m maximum" x 2.18m (17'6 maximum" x 7'2")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and two glazed cabinets with laminated granite effect worktops. Inset single bowl sink unit and separate drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with chimney style

extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, double radiator with thermostat, quarry tiled floor, three ceiling light points, wall mounted Worcester combination condensing gas fired central heating boiler, space for American style fridge freezer, two uPVC double glazed windows to the side and wooden panelled door with leaded glazed inserts to outside. Feature internal glass block wall and glazed door to the garden room.

#### GARDEN ROOM

5.26m x 3.33m (17'3" x 10'11")



Feature vaulted style ceiling with two double glazed Velux rooflights, double glazed porthole window with feature brickwork, two ceiling light points, three contemporary tall radiators with thermostats, exposed wooden floorboards, three tall double glazed windows, and double opening double glazed French doors with double glazed side windows to the rear garden. Personal door to the garage.

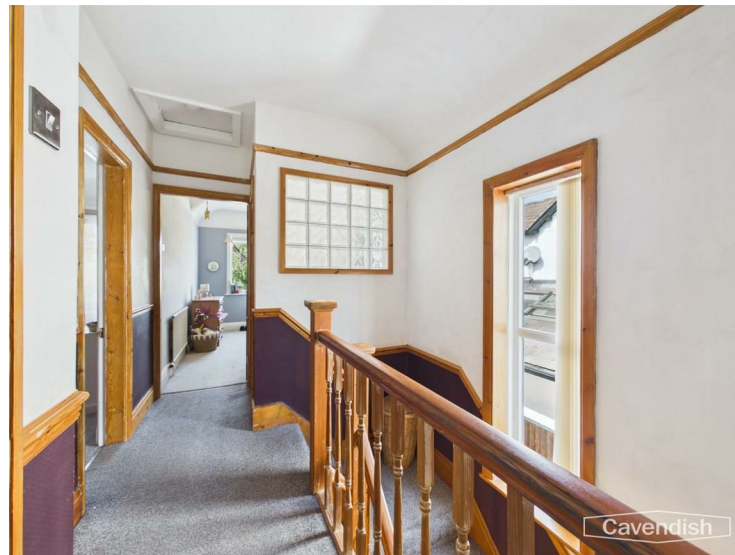
**STUDY AREA**

2.31m x 2.16m (7'7" x 7'1")



Double glazed Velux rooflight, exposed wooden floorboards and double opening double glazed French doors to outside.

**FIRST FLOOR LANDING**



With uPVC double glazed window to the side, picture rails, ceiling light point, internal glass block window and spindled balustrade. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Separate WC and bi-folding door to the Bathroom. Door with staircase leading to the loft room.

**BEDROOM 1**

4.83m into bay x 3.40m (15'10" into bay x 11'2")



uPVC double glazed bay window overlooking the front, moulded ceiling with ceiling light point, picture rails, single radiator with thermostat and chimney breast with decorative cast-iron fireplace.

**BEDROOM 2**

4.27m x 3.00m max (14' x 9'10" max)



uPVC double glazed window to rear, ceiling light point, picture rails, double radiator, understairs recess with fitted shelving and walk-in wardrobe.

**WALK-IN WARDROBE**

1.55m x 0.89m (5'1 x 2'11")

With two hanging rails and wall light.

**BEDROOM 3**

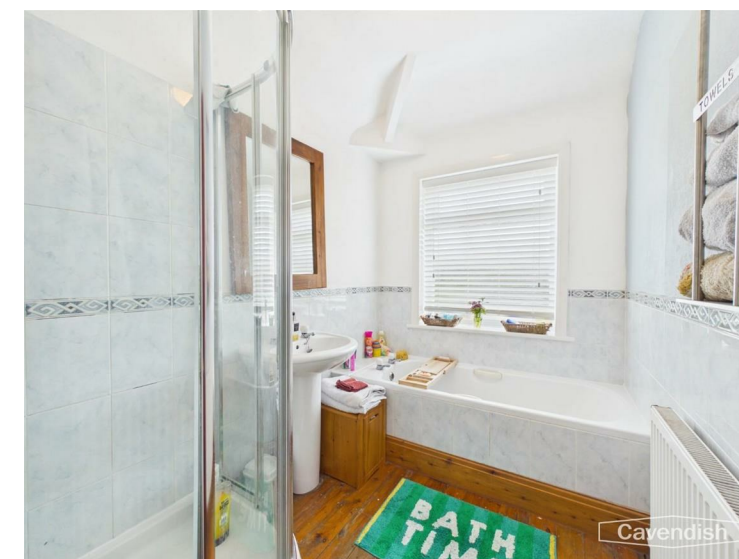
3.58m x 2.26m (11'9" x 7'5")



uPVC double glazed window to rear, ceiling light point, picture rails, and single radiator.

**BATHROOM**

2.41m x 1.83m (7'11" x 6')



Comprising: bath with tiled side panel; pedestal wash hand basin; and tiled shower enclosure with Gainsborough electric shower, glazed shower screens and curved glazed sliding doors. Part-tiled walls, ceiling light point, single radiator with thermostat, exposed wooden floorboards, and uPVC double glazed window with obscured glass.

**SEPARATE WC**

1.24m x 0.84m (4'1" x 2'9")

Low-level dual flush WC, vinyl floor covering, internal glass block window, ceiling light point and uPVC double glazed window with obscured glass.

**LOFT ROOM**

5.82m x 3.76m maximum (19'1" x 12'4" maximum)



Pitched ceilings with exposed timbers and double glazed Velux rooflight with fitted blind, ceiling light point, single radiator with thermostat, and built in cupboard.

**OUTSIDE FRONT**



To the front there is a raised lawn with brick walling, mature shrubbery and trees being enclosed by wooden fencing and a