

58 Queensway
Newton, Chester,
CH2 1PG

Offers Over
£450,000

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.

Generous Plot | Detached Home | No Onward Chain.

Situated in a slightly elevated position along Queensway in the sought-after suburb of Plas Newton, this attractive three-bedroom detached home offers spacious and versatile accommodation, conveniently located close to Hoole and within easy reach of the city centre. The property opens with an entrance porch leading into a welcoming reception hallway, with a convenient cloakroom. The ground floor features a well-proportioned living room with a feature fireplace, a separate dining room with French doors opening onto the rear garden, and a fitted kitchen complete with integrated cooking appliances. To the rear there is a bright sun room enjoys garden views and French doors leading outside, complemented by a downstairs shower room with a wet shower area and a useful utility room includes a Belfast-style sink and plumbing for a washing machine. Upstairs, the landing leads to three bedrooms, two of which benefit from built-in wardrobes, along with a modern shower room and a separate WC. The home is equipped with gas-fired central heating via a Worcester Greenstar boiler and benefits from UPVC double glazing throughout. Externally, the front of the property features a lawned garden with established shrubs and a flagged driveway providing access to a larger-than-average single garage with an electric roller shutter door. The generous rear garden is mainly laid to lawn and includes a flagged patio and pathway, enclosed by wooden fencing and enhanced by mature shrubs and trees, as well as a greenhouse and garden shed. The rear garden enjoys an open aspect and is not directly overlooked.



LOCATION

The property is situated in a popular suburb close to local amenities in Upton including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is also a convenient, parade of shops on Weston Grove. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISES:**PORCH**

Double opening UPVC double glazed arched entrance doors, exposed brickwork, and vinyl flooring. UPVC double glazed door with double glazed side panels to the reception hall.

RECEPTION HALL

3.51m x 2.26m max (11'6" x 7'5" max)



Ceiling light point, smoke alarm, thermostatic heating controls, double radiator, burglar alarm control pad, and staircase to the first floor with built-in understairs storage cupboard. Doors to the cloakroom, living room and kitchen.

CLOAKROOM

1.50m x 0.69m (4'11" x 2'3")

UPVC double glazed window with obscured glass, hanging for coats, ceiling light point, and double power point.

LIVING ROOM

4.01m x 3.56m (13'2" x 11'8")



UPVC double glazed window overlooking the front, UPVC double glazed window to side, arched recess with glass display shelving and mirror, ceiling light point, double radiator with thermostat, TV aerial point, and feature fireplace with wooden surround, marble inset and hearth housing a 'Living Flame' coal-effect gas fire.

KITCHEN

4.04m x 2.79m (13'3" x 9'2")



Fitted with a range of oak fronted base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring Whirlpool ceramic hob with extractor above and built-in Hotpoint electric double oven and grill. Semi-integrated Bosch dishwasher, space for American style fridge/freezer, fluorescent strip light, quarry tiled floor, double radiator with thermostat, space for small breakfast table and chairs, cupboard housing a Worcester Greenstar RI condensing gas fired central heating boiler, central

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge which leads into Plas Newton Lane. Follow the road passing the turning for Wealstone Lane and Bank Close. Then take the turning right just before the small green, which is a continuation of Plas Newton Lane. Take the turning right which is a continuation of Plas Newton Lane, then turn immediately right into Queensway and the property will be found after a short distance on the left hand side.

TENURE

* Tenure - Freehold.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property is protected by a burglar alarm.
- * The property is on a water meter.
- * We are advised that BT Fibre, City Fibre and Virgin Media are available along on Queensway. (The maximum available internet speed is 2Gbps download and 2Gbps upload via Virgin Media).
- * There are smart meters for the gas and electric provided by British Gas.
- * The boiler was installed by British Gas in 2012 and has been annually serviced by British Gas. The last service was March 2025.
- * UPVC guttering has been fitted.

***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.

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

SINGLE GARAGE

5.74m x 3.00m (18'10" x 9'10")



With a remote controlled electric roller shutter door, gas meter, electric meter, cold water stop tap, cold water tap, light, power point, UPVC double glazed window with obscured glass, and personnel door to the utility room.

OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with a flagged patio and well stocked borders being enclosed by concrete sectional wooden panel fencing. A flagged pathway leads up to the top of the garden where there is a greenhouse. Wooden arbour seat. Outside water tap. Timber built garden shed to side. The garden enjoys a good degree of privacy and is not directly overlooked.



heating and hot water controls, and UPVC double glazed window with Vent-Axia fan overlooking the rear garden. Part-glazed door to the utility room and door to the dining room .

DINING ROOM

4.06m x 3.00m (13'4" x 9'10")

UPVC double glazed French door to the rear garden with double glazed windows at each side, UPVC double glazed window to side, ceiling light point, and double radiator with thermostat.

UTILITY ROOM

2.59m x 1.57m (8'6" x 5'2")



Belfast style sink unit with tiled splashback and cold and hot water taps, fitted shelving, two recessed ceiling spotlights, plumbing for washing machine, vent for tumble dryer, and quarry tile floor. Doors to the sun room, downstairs shower room and personnel door to the garage.

SUN ROOM

2.84m x 2.82m (9'4" x 9'3")



UPVC double glazed window overlooking the rear garden, UPVC double

glazed French doors to outside with full height windows at each side, ceiling light point, wall light point, double radiator with thermostat, tiled floor, satellite twin tuner TV feed cables, and BT telephone master socket for those that want a landline & also the existing ADSL broadband connection.

DOWNSTAIRS SHOWER ROOM/WC

2.49m x 1.17m (8'2" x 3'10")



Comprising: wet shower with Triton electric shower, shower curtain and rail; pedestal wash hand basin; and low level WC. Fully tiled walls, tiled floor, tall radiator with thermostat, Dimplex electric heater, mirror fronted medicine cabinet, two recessed ceiling spotlights, and UPVC double glazed window with obscured glass.

LANDING



UPVC double glazed window to side, smoke alarm, ceiling light point with dimmer switch control, and access to part-boarded loft space. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

BEDROOM ONE

4.04m x 3.58m (13'3" x 11'9")



Fitted with a range of bedroom furniture incorporating three double wardrobes with hanging space, shelving and storage cupboards above, UPVC double glazed window overlooking the front, UPVC double glazed window to side, ceiling light point, and double radiator with thermostat.

BEDROOM TWO

4.06m x 3.35m (13'4" x 11')



Two built-in double wardrobes with hanging space and storage cupboards above, UPVC double glazed window overlooking the rear, UPVC double glazed window to side, ceiling light point, and double radiator with thermostat.

VIEW FROM BEDROOM TWO



BEDROOM THREE

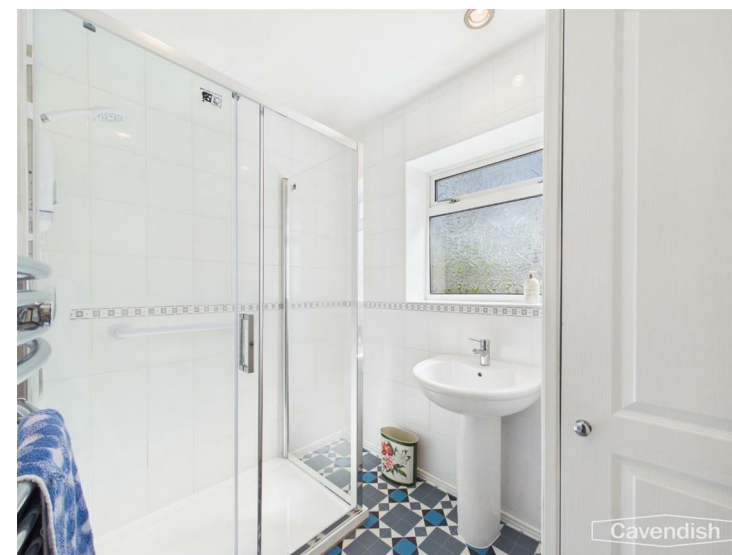
2.49m x 2.26m (8'2" x 7'5")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

SHOWER ROOM

2.41m x 1.68m (7'11" x 5'6")



Comprising: tiled shower enclosure with Triton electric shower, and glazed shower screens with sliding glazed door; and pedestal wash hand basin with mixer tap. Built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, chrome ladder style towel radiator with thermostat, fully tiled walls, vinyl tile effect flooring, two recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.47m x 1.07m (4'10" x 3'6")



Low level dual-flush WC, ceiling light point, vinyl tile effect flooring, and UPVC double glazed window with obscured glass.



OUTSIDE FRONT



To the front there is a neatly laid lawn garden with flower border being enclosed by a low brick wall and wooden fencing. A flagged driveway leads to a single garage. There is a further driveway area at the side. Outside lantern style light. Gated pathways at each side provide access to the rear garden. To the right there is a small garden area ideal for a vegetable patch.