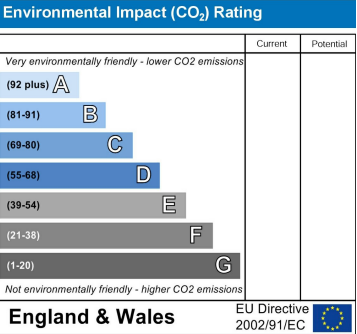
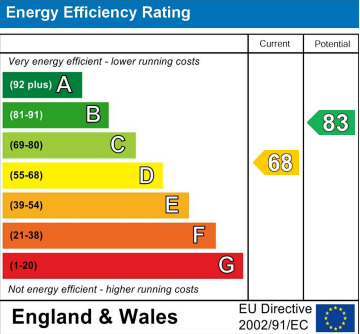
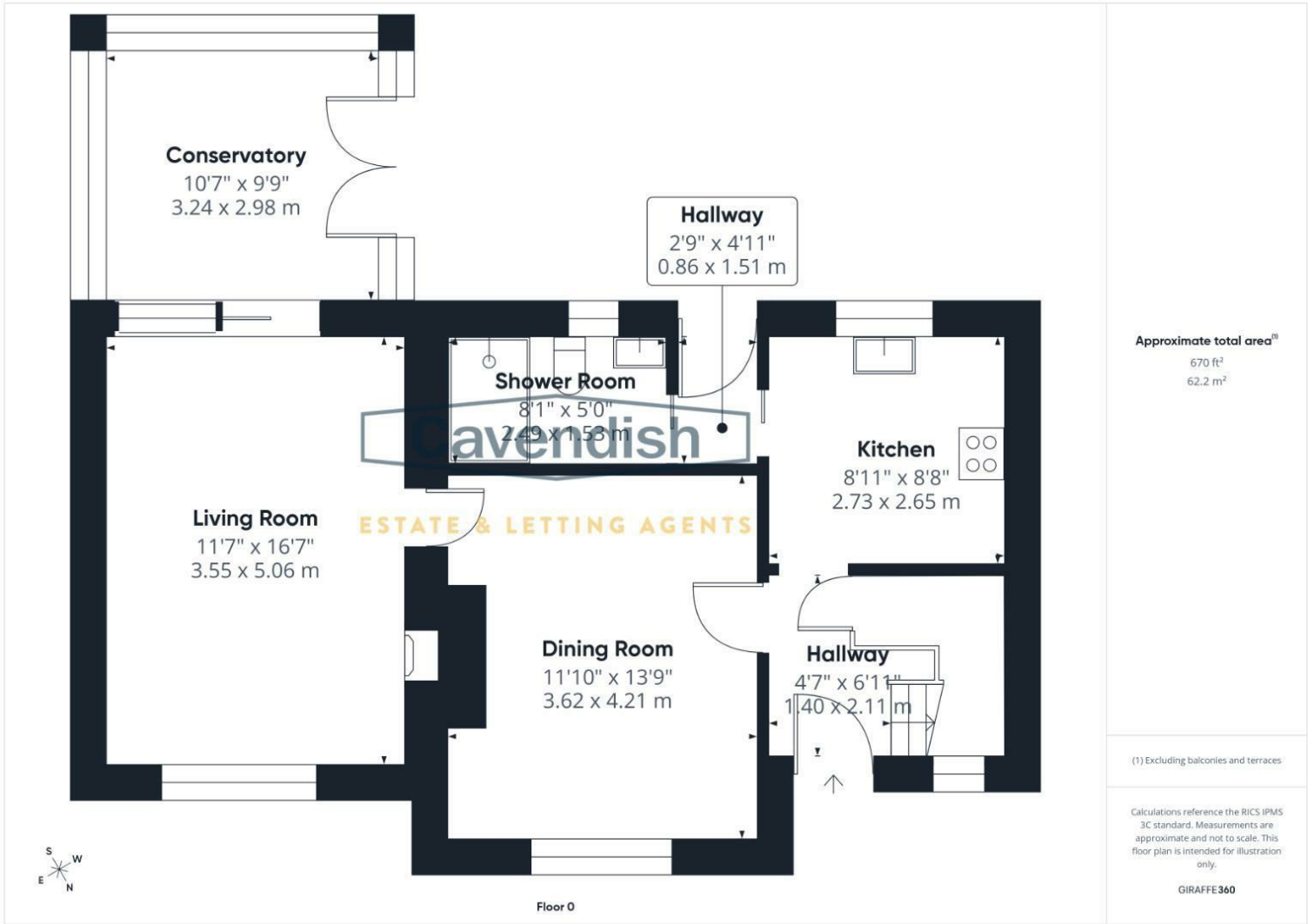


7 Hazel Road, Chester, CH4 8HZ



Cavendish

ESTATE AGENTS

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7 Hazel Road

Chester,
CH4 8HZ

Price
£200,000

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 | Cul-de-Sac Location | No Onward Chain

Occupying a large plot within a small cul-de-sac, this spacious three-bedroom end townhouse offers excellent family accommodation, generous outdoor space, and the added benefit of no onward chain. The property has been thoughtfully extended to the ground floor and features a welcoming dining room, a spacious living room with a feature fireplace incorporating a 'living flame' coal-effect gas fire, and patio doors opening into a bright conservatory overlooking the garden. The accommodation also includes a fitted kitchen, rear hallway, and a convenient ground floor wet room. To the first floor are three well-proportioned bedrooms, and a separate WC. Further benefits include UPVC double glazing throughout and gas-fired central heating via a Worcester boiler. Externally, the property enjoys a tarmac driveway providing off-road parking to the front. The generous rear garden is mainly laid to lawn and complemented by flagged patio seating areas, mature shrubs, trees, and well-stocked borders, creating a private and established outdoor space ideal for relaxing or entertaining. Offering an excellent combination of space, location, and potential, this is a fantastic opportunity for families, first-time buyers, or those looking to put their own stamp on their next home.

LOCATION

Situated on Hazel Road in the Lache area of Chester, this property enjoys a convenient residential setting approximately two miles south-west of the city centre. The location offers an excellent range of everyday amenities within easy reach, including local shops, supermarkets, schools, a community centre and regular bus services, making it ideal for families and commuters alike. Chester city centre provides an extensive selection of shopping, leisure and dining facilities, together with the historic city walls and riverside walks. The property also benefits from excellent road links to the A55, A483 and M53 motorway network, providing straightforward access to North Wales, Liverpool, Manchester and beyond. Nearby green spaces, including Westminster Park and the River Dee, offer superb opportunities for walking, recreation and outdoor leisure.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

UPVC double glazed entrance door, thermostatic heating controls, ceiling light point, smoke alarm, recess with fitted shelving and hanging for coats, meter cupboard housing the electric meter and the electrical consumer board, double radiator, laminate wood strip flooring, and built-in understairs storage cupboard with light point. Archway opening to the kitchen, and door to the dining room.

DINING ROOM

4.19m x 3.56m (13'9" x 11'8")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, double radiator, and laminate wood effect strip flooring.

LIVING ROOM

5.08m x 3.56m (16'8" x 11'8")



Feature brick fireplace with tiled hearth housing a 'Living Flame' coal-effect enclosed gas fire, UPVC double glazed window overlooking the front, coved ceiling, ceiling light with fan, double radiator with thermostat, two wall light points, laminate wood strip flooring, and double glazed sliding patio doors to the conservatory.

CONSERVATORY

3.25m x 3.00m (10'8" x 9'10")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, double glazed French doors to outside, fitted blinds, laminate wood strip flooring, plumbing and space for washing machine, and vent for tumble dryer.

KITCHEN

2.72m x 2.64m (8'11" x 8'8")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas, space for gas cooker with extractor above, space for fridge and freezer, chrome ladder style towel radiator, tiled floor, wooden panelled ceiling with ceiling light point, wall mounted Worcester combination Greenstar condensing gas fired central heating boiler, and UPVC double glazed window overlooking the rear. Sliding door to the rear hall.

REAR HALL

Wooden panelled ceiling with recessed ceiling spotlights, tiled floor, and UPVC double glazed door to outside. Sliding door to downstairs shower room.

DOWNSTAIRS WET SHOWER ROOM

2.49m x 1.50m (8'2" x 4'11")



Comprising: wet shower area with Triton electric shower; low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls, wet flooring, Vent-Axia extractor, ceiling light point, Dimplex electric heater (not working), and chrome ladder style towel radiator.

LANDING

Ceiling light point, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and sliding door to separate WC.

BEDROOM ONE

3.68m x 3.56m max (12'1" x 11'8" max)



Fitted with a comprehensive range of bedroom furniture incorporating full height wardrobes with hanging space and shelving, a chest of drawers and corner storage cupboard, and two bedside cabinets. Ceiling light point, two wall spotlights, double radiator with thermostat, exposed wooden floorboards, and UPVC double glazed window overlooking the rear.

BEDROOM TWO

2.74m x 2.62m (9' x 8'7")



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

BEDROOM THREE

3.53m x 2.08m (11'7" x 6'10")



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

SEPARATE WC

Comprising: low level WC; and corner wall mounted wash hand basin with tiled splashback. Vinyl wood effect flooring, and semi-recessed ceiling spotlight.

OUTSIDE FRONT



To the front there is a tarmac driveway. External double power point, and external gas meter cupboard. A gated pathway at the side provides access to the rear garden.

OUTSIDE REAR



To the rear there is a generous size garden with lawn, flagged patio areas and well stocked borders with mature shrubs and trees. Timber built garden shed, wooden pergola with grape vine and wisteria, small rockery and large garden shed. External single and double power points, and outside water tap.



REAR ELEVATION



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. Then take the first turning right into Oldfield Crescent. Follow

Oldfield Crescent and take the third turning right into Hawthorn Road. Then take the second turning left into Hazel Road and at the T junction turn left. The property will then be found towards the top of the cul de sac on the left hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band A - Cheshire West and Chester.

AGENTS 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/PMW