

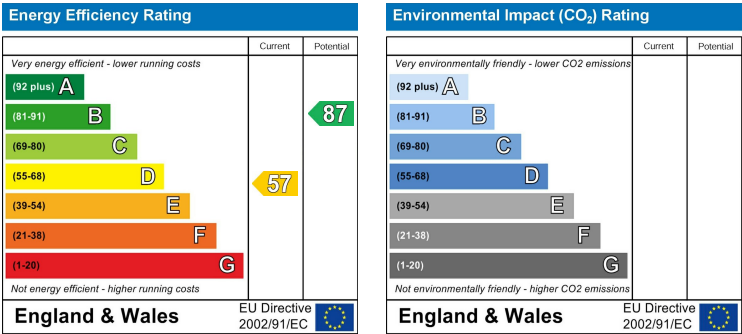
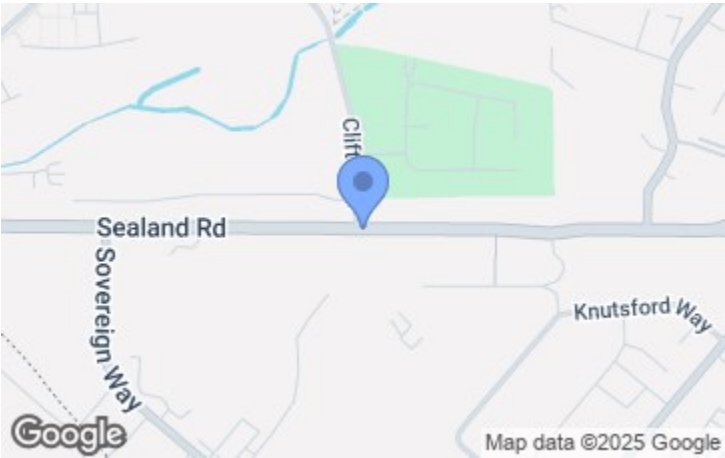
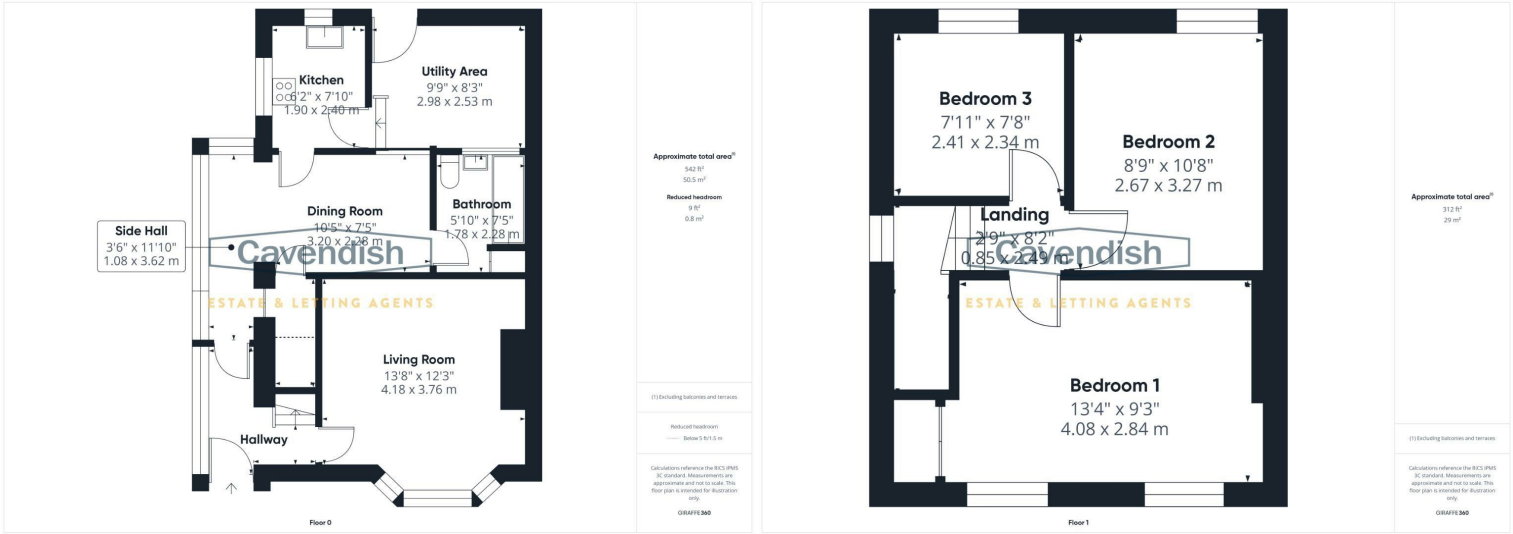
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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

174 Sealand Road

Chester,
CH1 4LG

Offers Over
£160,000

* SEMI-DETACHED HOUSE * CORNER PLOT POSITION * NO ONWARD CHAIN. A three bedroom semi-detached house conveniently situated along Sealand Road close to the Greyhound Retail Park and within easy reach of Chester city centre. The accommodation, which would benefit from a scheme of modernisation and improvement, briefly comprises: entrance hall, living room, dining room, kitchen, utility area, downstairs bathroom, landing, and three bedrooms. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination central heating boiler. Externally there are gardens to front, side and rear and driveway parking with access from Clifton Drive. There is no onward chain involved in the sale of this property.

LOCATION

Sealand Road is conveniently situated for commuting to Chester, the Wirral, Merseyside, North Wales and Manchester. The motorway network is approached by the M56 and the M53 motorways, both of which are close at hand. Leisure facilities close at hand include the Northgate Arena in the City centre together with numerous golf courses and the picturesque countryside of North Wales and seaside resorts are within daily travelling distance. The Greyhound retail park is close by with various high street stores, and supermarkets to include Tesco, Lidl, Aldi and Asda.

THE ACCOMMODATION COMPRISES:

PORCH

Open porch with quarry tiled step and UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL



UPVC double glazed window to side, small UPVC double glazed window with obscured glass to front, single radiator, ceiling light point, and staircase to the first floor. Doors to living room and side hallway.

LIVING ROOM

4.22m x 3.78m plus bay (13'10" x 12'5" plus bay)



UPVC double glazed bay window overlooking the front, decorative ceiling mouldings, single radiator, telephone master socket, TV aerial connection, laminate wood strip flooring, and chimney breast with decorative glass block fireplace and hearth.

SIDE HALL

3.66m x 1.02m (12' x 3'4")



UPVC double glazed windows, single radiator, tiled floor, and built-in understairs storage cupboard with fitted shelving and housing the gas meter, electric meter and electrical consumer board. Opening to the dining room.

DINING ROOM

3.23m x 2.29m (10'7" x 7'6")



Ceiling light point, plate racks, tiled floor, and recess with display shelving. Doors to the kitchen and bathroom.



KITCHEN

2.39m x 1.93m (7'10" x 6'4")



Fitted with a range of cream fronted base and wall level units incorporating drawers and cupboards with laminated

worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring ceramic electric hob, and built-in fan assisted electric oven and grill. Wall mounted Ideal Esprit Eco 2 combination condensing gas fired central heating boiler, wooden panelled ceiling with ceiling light point, part-tiled walls, tiled floor, and two UPVC double glazed windows. Wooden panelled door with glazed inserts to the utility area.

UTILITY AREA

3.00m x 2.57m (9'10" x 8'5")



Lean-to utility area with base cupboards and worktops, tiled floor, and glazed door to the rear garden.

BATHROOM

2.31m x 1.78m (7'7" x 5'10")



White suite comprising: panelled bath with wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Single radiator, ceiling light point, fitted cupboard, and UPVC double glazed internal window with obscured glass.

FIRST FLOOR LANDING

UPVC double glazed obscured glass window on the half landing, access to loft space, and ceiling light point. Doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE

5.18m into wardrobe x 2.84m (17' into wardrobe x 9'4")



Two UPVC double glazed windows overlooking the front,

ceiling light point, picture rails, double radiator with thermostat, and fitted wardrobe with hanging rail, shelf and storage cupboard above.



BEDROOM TWO

3.28m x 2.72m (10'9" x 8'11")



UPVC double glazed window overlooking the rear, picture rails, ceiling light point, single radiator, and laminate wood strip flooring.

BEDROOM THREE

2.41m x 2.34m (7'11" x 7'8")



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

OUTSIDE



The property occupies a corner plot position with gardens to three sides.

FRONT GARDEN



To the front there is a lawned garden with boundary hedging, mature trees and gated pathway to the porch.

SIDE GARDEN



To the side there is a lawned garden and pathway with boundary hedge.

REAR GARDEN



To the rear there is a patio area and path with wooden fencing and driveway beyond.

DRIVEWAY



To the rear of the property accessed via Clifton Drive there is driveway parking.



DIRECTIONS

From the agent's Chester office proceed along Grosvenor Street to the roundabout, turning right into Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street. Continue past the Racecourse, under the bridge into New Crane Street. Follow New Crane Street which leads into Sealand Road and continue straight ahead at the four sets of traffic lights. The property will then be found after some distance on the right hand side, immediately before the turning into Clifton Drive.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester County Council.

*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