

GROSS INTERNAL AREA
FLOOR 1 579 sq.ft. FLOOR 2 439 sq.ft.
TOTAL : 1,018 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	
69	82
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

24 Quarry Hill
Farndon, Chester,
CH3 6NR

Price
£290,000

* LARGE PLOT: 1/4 ACRE * SUPERB GARDEN * SOUGHT AFTER VILLAGE * IDEAL FAMILY HOME. A mature three bedroom semi-detached house occupying a pleasant position set back from a small green in the popular village of Farndon. Farndon is a picturesque South Cheshire village with its own High Street and an historic bridge over the River Dee into Holt. The accommodation briefly comprises: canopy porch, entrance hall, dual-aspect living room, dining room with pantry store, fitted kitchen with vaulted ceiling and integrated cooking appliances, bathroom, landing, bedroom one with inter-connecting shower room, bedroom two and bedroom three. The property benefits from UPVC double glazed windows, photovoltaic solar panels and has gas fired central heating. Externally there is a small cottage style garden at the front with a gated pathway. To the rear the garden is a particular feature being of a larger than average size and laid mainly to lawn with an Indian stone flagged patio, being enclosed by wooden fencing and hedging with mature shrubs and trees. Total plot area is circa 0.25 acre.



LOCATION

Farndon lies some 9 miles south of Chester City centre, and provides local amenities and shops to include a hair studio, beauty studio, pharmacy, newsagent, butcher, doctor's surgery, garage, coffee shop, The Hare Public House, a post office, community hall and sports and social club, Church, primary school and nursery school. Secondary schools are within easy reach at Malpas (Bishop Heber High School - Ofsted rated Outstanding), Christleton and Great Boughton, and Abbey Gate College is nearby in Saughton. The adjoining village of Holt offers a range of further shops and amenities to include Bellis garden centre and farm shop. The River Dee is also nearby providing lovely walks and leisure facilities.



THE ACCOMMODATION COMPRISES:

CANOPY PORCH

Wooden panelled entrance door with glazed inserts to the entrance hall.

ENTRANCE HALL

Hanging for cloaks, double radiator with thermostat, cupboard housing the electric meter and electric meter for the solar panels, and staircase to the first floor. Doors to the living room and bathroom.

LIVING ROOM

5.08m x 3.66m (16'8" x 12')



Dual-aspect living room with UPVC double glazed windows overlooking the front and rear, ceiling light point, picture rails, telephone master socket, double radiator with thermostat. chimney breast with painted brick-lined fireplace recess and slate hearth, and built-in storage cupboards with book shelving to recess. Door to the dining room.

Hill. Follow Quarry Hill past Quarry Court and the playground and the property will be found after a short distance on the right hand side set back from the small green.

TENURE

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

COUNCIL TAX

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

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* There are solar panels on the roof with a 'feed in tariff'.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the 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

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.

PRIORITY INVESTOR CLUB

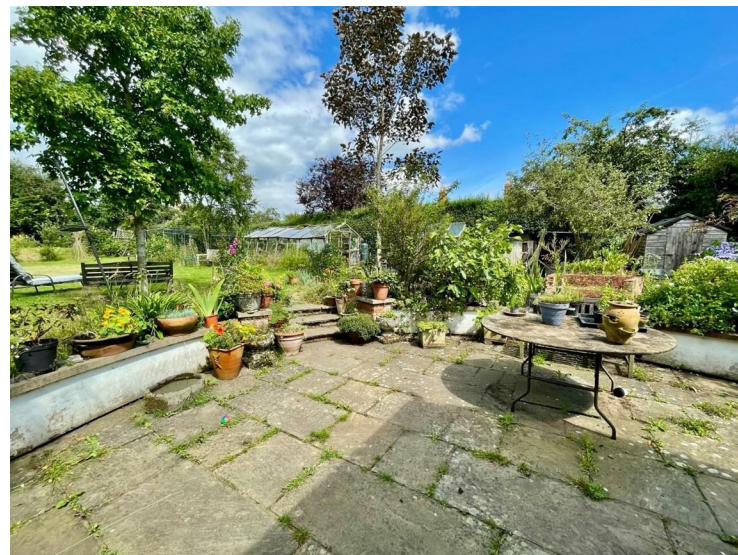
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW



DIRECTIONS

From the Agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's motorcycle showrooms. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane signposted Huntington, Aldford and Churton. Follow this road for several miles into the village of Farndon and at the T-junction turn left into High Street, which leads into Barton Road. Follow Barton Road and take the right turning into Crewe Lane. Then take the first turning right into Quarry

KITCHEN

3.73m x 2.82m (12'3" x 9'3")



Fitted with a range of cream high gloss fronted base units incorporating drawers and cupboards with laminated wood effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with stainless steel splashback, chimney style extractor above, and built-in Bosch electric fan assisted oven and grill. Plumbing and space for washing machine, space for tall fridge/freezer, single radiator with thermostat, laminate wood strip flooring, feature vaulted ceiling with two exposed purlins and three ceiling light points, three UPVC double glazed windows, and stable type door with glazed insert to outside.

PANTRY

1.37m x 0.91m (4'6" x 3')

Light point, fitted shelving, double power point, laminate wood strip flooring and worktop.

DINING ROOM

3.86m max x 3.10m max (12'8" max x 10'2" max)



UPVC double glazed window overlooking the rear garden, UPVC double glazed window to side, double radiator, ceiling light point, laminate wood strip flooring, cupboard housing

the gas fired central heating boiler, and useful built-in understairs storage area with shelf. Door to the pantry and opening to the kitchen.

BATHROOM

1.83m x 1.80m (6' x 5'11")



White suite comprising: panelled bath; wall mounted wash hand basin; and low level WC. Wall tiling to bath area, quarry tiled floor, single radiator with thermostat, ceiling light point, extractor, and UPVC double glazed window with obscured glass and tiled windowsill.

LANDING

Spindled balustrade, ceiling light point, UPVC double glazed window to rear, and access to loft space. Doors to bedroom one, bedroom two, bedroom three.

BEDROOM ONE

5.05m x 2.87m (16'7" x 9'5")



UPVC double glazed window overlooking the front with views towards the small green, UPVC double glazed window

to rear, ceiling light point, picture rails, and double radiator with thermostat. Door to inter-connecting shower room.

BEDROOM THREE
2.74m x 2.49m (9' x 8'2")



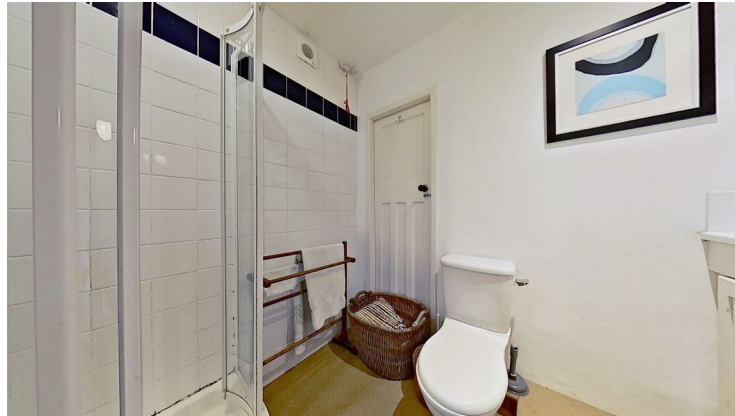
UPVC double glazed window overlooking the front with views over the small green, ceiling light point, picture rails, single radiator with thermostat, and exposed wooden floorboards. Door to inter-connecting shower room.

OUTSIDE FRONT



The property occupies a large plot set back from a small green along Quarry Hill. To the front there is a cottage style garden with mature shrubs and plants being enclosed by mixed hedging and wooden picket fencing. A gated pathway leads to the open porch. There is also a gated pathway at the side provides access to the rear garden.

INTER-CONNECTING SHOWER ROOM
2.49m max x 1.80m max (8'2" max x 5'11" max)



White suite comprising: tiled shower enclosure with curved glazed sliding doors; fitted worktop with inset wash hand basin, tiled splashback, storage cupboard beneath, recessed shelving, and storage cupboard above; and low level WC. Part-tiled walls, extractor, single radiator with thermostat, and recessed ceiling spotlights.

BEDROOM TWO
2.79m x 2.46m (9'2" x 8'1")



UPVC double glazed window overlooking the rear, single radiator with thermostat, ceiling light point, picture rails, and exposed wooden floorboards.

DRONE



OUTSIDE REAR



To the rear is an Indian stone flagged patio with brick-built barbecue and low wall with steps leading up to a large lawned garden with mature shrubs and trees being enclosed by wooden fencing and hedging. Two timber built garden sheds, soft fruit area, and wooden framed greenhouse. At the top of the garden there is a small orchard with apple trees, pear trees and a plum tree. Outside water tap. To the side is a useful bin storage area and log store.



DRONE

