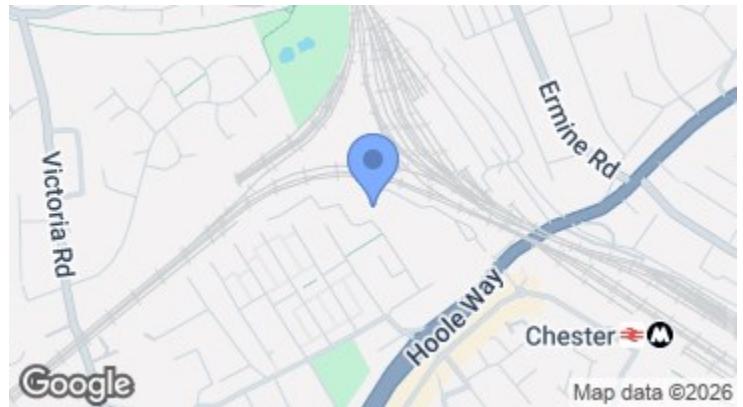


Total area: approx. 86.6 sq. metres (932.1 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

**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.



## 99 Black Diamond Park

Chester,  
CH1 3EW

Price  
£240,000

\*THREE BEDROOMS \* POPULAR DEVELOPMENT \* CONVENIENT LOCATION CLOSE TO THE CITY CENTRE & RAILWAY STATION & BUS INTERCHANGE. A well presented three bedroom end townhouse forming part of a popular development conveniently situated close to the city centre, the Chester Railway Station, and the popular suburb of Hoole. The accommodation briefly comprises: entrance hallway, downstairs WC, living room/dining area with French doors to outside, fitted kitchen with integrated cooking appliances, fridge/freezer and dishwasher, landing with spindled balustrade, principal bedroom with three windows enjoying a double aspect and en-suite shower room, bedroom two, bedroom three with built-in store cupboard and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating with a Worcester combination condensing boiler. Externally, there is a useful bin store area and designated parking space. To the rear there is a lawned garden with paving and decorative crushed slate being enclosed by wooden fencing with a pedestrian access gate.

**LOCATION**

The property is situated in a popular residential location within walking distance of local amenities, including shops, the railway station and also the City centre. It is convenient for travel to neighbouring industrial and commercial centres via the Chester ring road, which leads to the M53 motorway and the North Wales A55 Trunk Road.

**THE ACCOMMODATION COMPRISES:****CANOPY PORCH**

External electric meter cupboard. Double glazed entrance door to the entrance hall.

**KITCHEN**

2.67m x 2.34m (8'9" x 7'8")

**BEDROOM ONE**

4.39m max x 3.61m extending to 5.54m (14'5" max x 11'10" extending to 18'2")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring Electrolux gas hob with stainless steel splashback, chimney style extractor above and built-in Electrolux electric fan assisted oven and grill. Integrated Zanussi dishwasher, built-in fridge/freezer, and plumbing for washing machine. Ceiling light point, ceiling extractor, mains connected heat alarm, double radiator, cupboard housing a Worcester combination condensing gas fired central heating boiler, vinyl wood effect flooring, UPVC double glazed window, and composite double glazed door to outside.

**ENTRANCE HALL**  
1.98m x 1.78m (6'6" x 5'10")

Ceiling light point, mains connected smoke alarm, single radiator, vinyl wood effect strip flooring, telephone point, and staircase to the first floor. Doors to living room/dining area, kitchen and downstairs WC.

**DOWNSTAIRS WC**

1.96m x 0.81m (6'5" x 2'8")

White suite comprising: low level dual-flush WC; and pedestal wash hand basin with tiled splashback. Single radiator, vinyl wood effect flooring, ceiling light point, extractor, electrical consumer board, and UPVC double glazed window with obscured glass.

**LIVING ROOM/DINING AREA**

4.42m x 4.14m (14'6" x 13'7")



UPVC double glazed French doors to the rear garden, UPVC double glazed window, two ceiling light points, two single radiators with thermostats, and built-in under stairs storage cupboard.

**KITCHEN**

2.67m x 2.34m (8'9" x 7'8")

**BEDROOM ONE**

4.39m max x 3.61m extending to 5.54m (14'5" max x 11'10" extending to 18'2")



Dual-aspect bedroom with three UPVC double glazed windows, ceiling light point, and two single radiators with thermostats. Door to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.46m max x 2.39m max (8'1" max x 7'10" max)

**FIRST FLOOR LANDING**

White suite with chrome style fittings comprising: tiled shower enclosure with electric shower and glazed door; pedestal wash hand basin with tiled splashback; and low level dual flush WC. Vinyl wood effect flooring, double radiator, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

Spindle balustrade, single radiator, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM TWO**

4.42m x 2.69m narrowing to 2.36m (14'6" x 8'10" narrowing to 7'9")



level dual-flush WC. Wall tiling to bath area, electric shaver point, ceiling light point, extractor, single radiator, vinyl wood effect flooring, and UPVC double glazed window with obscured glass and tiled display shelf.

**OUTSIDE REAR**

To the rear there is an enclosed lawned garden with paving and decorative crushed slate being enclosed by wooden panel fencing. Pedestrian access is available. External gas meter cupboard.

**PARKING SPACE**

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

**BEDROOM THREE**

3.23m max x 2.54m (10'7" max x 8'4")



Two UPVC double glazed windows overlooking the side and rear, useful built-in storage cupboard, ceiling light point, and single radiator.

**FAMILY BATHROOM**

2.46m x 1.50m (8'1" x 4'11")



White suite with chrome style fittings comprising: panelled bath; pedestal wash hand basin; and low

**COUNCIL TAX**

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

**AGENTS NOTES**

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

\* The property is on a water meter.

\* The Worcester central heating boiler was installed in December 2020.

**\*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