

10 Cemlyn Close, Blacon, Chester, CH1 5QJ

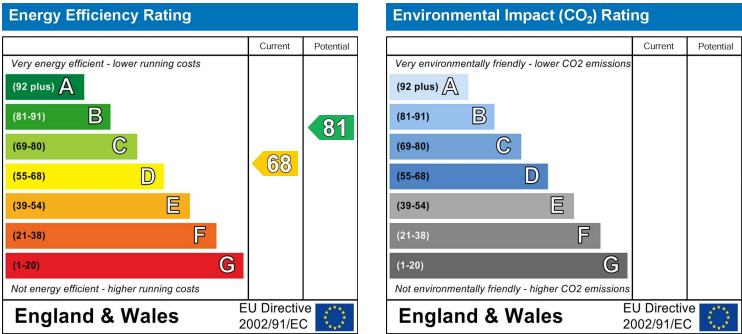
Cavendish
ESTATE AGENTS

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10 Cemlyn Close
Blacon, Chester,
CH1 5QJ

Price
£180,000

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.

END TOWNHOUSE | THREE BEDROOMS | READY TO MOVE INTO

A well-presented three-bedroom end townhouse, pleasantly positioned along a no-through road and offering well-proportioned accommodation together with a larger-than-average rear garden.

The property is ideally located for a range of local amenities, schools and public transport links, while also providing easy access to Chester city centre, making it a highly convenient choice for everyday living. The accommodation briefly comprises an entrance hallway, spacious living room featuring an attractive brick fireplace with open grate, dining area with French doors leading to the garden, and a fitted kitchen with integrated cooking appliances. To the first floor are three bedrooms and a modern shower room. The property benefits from UPVC double glazing and gas-fired central heating, served by a Worcester combination boiler. Externally, the front garden is laid mainly to lawn with a gravelled area and benefits from double-opening wooden gates. To the rear is a generous enclosed garden laid mainly to lawn with a decked seating area providing an ideal space for outdoor entertaining and relaxation. To the side is a useful brick-built outbuilding incorporating two separate storage areas. A fantastic opportunity for buyers seeking a well-presented family home in a convenient and established residential location

LOCATION

The location is convenient for daily travel to Chester and neighbouring centres via the Chester inner ring road which leads to the M53 and the motorway network. There are local shopping and schooling facilities in Blacon and regular buses run into Chester. Easy access is available to the Greyhound Retail Park where there is a wide variety of shops, restaurants and an Asda Supermarket. There is also a play park and open green space at the end of the road and there is access to the Chester Millennium Greenway, which runs from Mickle Trafford through the northern half of Chester and continues through Blacon to the River Dee at Queensferry.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALLWAY



Ceiling light point, double radiator with thermostat, telephone point, laminate wood strip flooring, built-in understairs storage cupboard housing the gas meter, electric meter and electrical consumer unit, and staircase to first floor. Opening to the kitchen and door to the living room.

LIVING ROOM

3.84m x 3.73m (12'7" x 12'3")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, laminate wood strip flooring, and chimney breast with brick fireplace and hearth housing a cast-iron open grate. Opening to dining area.



*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

DINING AREA

2.62m x 2.24m (8'7" x 7'4")



Ceiling light point, laminate wood strip flooring, tall radiator with thermostat, and UPVC double glazed double opening French doors to outside. Open-plan to the kitchen.

KITCHEN

2.87m x 2.21m (9'5" x 7'3")



Fitted with a modern range of white fronted units incorporating drawers, cupboards, two wine racks, two pull-out drawers, and two glazed display cabinets with laminated wood effect worktops with matching upstands. Wall tiling to work surface areas. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Neff

gas hob with extractor above and built-in Neff electric double oven and grill. Plumbing and space for washing machine, space for dishwasher, space for tall fridge/freezer, wall cupboard housing a Worcester combination condensing gas fired central heating boiler, recessed LED ceiling spotlights, laminate wood strip flooring, and UPVC double glazed window overlooking the rear garden.

LANDING



UPVC double glazed window to side, access to loft space, ceiling light point, and spindled balustrade. Doors to bedroom one, bedroom two, bedroom three and shower room.

BEDROOM ONE

3.81m max x 3.23m (12'6" max x 10'7")



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

BEDROOM TWO

2.90m x 2.44m plus door recess (9'6" x 8' plus door recess)



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

BEDROOM THREE

3.12m max x 1.98m max (10'3" max x 6'6" max)



UPVC double glazed window overlooking the front, single radiator with thermostat, built-in over stairs storage cupboard, ceiling light point, and laminate wood strip flooring.

SHOWER ROOM

1.91m x 1.63m (6'3" x 5'4")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with glazed shower screens and sliding glazed door; wall mounted mixer shower with canopy style rain shower head and extendable shower attachment; low level dual-flush WC; and vanity unit with mixer tap and two

storage drawers beneath. Chrome ladder style towel radiator, vinyl wood effect flooring, mirror fronted medicine cabinet, ceiling light point, painted tiled walls, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden with shrub border being enclosed by wooden fencing and privet hedge. Double opening wooden gates provide access to a gravelled area at the side. A wooden gate provides access to the rear garden.

OUTSIDE REAR

To the rear there is a decked seating area and recently re-turfed garden being enclosed by wooden fencing. Outside water tap and external double power point. To the side there is a useful brick outbuilding incorporating two stores. Store one measuring 7'4" x 4'8" with power and light, and store two measuring 4'8" x 2'10".

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. Then take the turning right

into Clifton Drive. Follow the road and at the T junction turn left into Blacon Point Road. Then take the second turning right into Dyserth Road and then right again into Aberdaron Drive, which leads into Cemlyn Close. The property will then be observed on the right 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.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.
* The photo of the rear garden has been digitally enhanced. Work is due to be completed on the garden by the end of August.
* The property is on a water meter.

***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.