



Total area: approx. 98.9 sq. metres (1064.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(10-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



21 Hawthorn Road
Christleton, Chester,
CH3 7BL

Offers In The Region Of
£348,000

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.

* DESIRABLE VILLAGE LOCATION * EXCELLENT PARKING * CLOSE TO WELL REGARDED PRIMARY & SECONDARY SCHOOLING. A three bedroom semi-detached house located in the ever-popular village of Christleton. The accommodation briefly comprises: open porch, large reception hallway, downstairs WC, living room, dining room, kitchen, landing, three good sized bedrooms and bathroom. The property benefits from UPVC double glazing and has gas-fired central heating. Externally there is an extensive gravelled parking and concrete driveway area to the front, whilst to the rear there is an enclosed lawned garden.



LOCATION

The pretty village of Christleton is ideally situated close to the historic city of Chester. To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

THE ACCOMMODATION COMPRISES:**PORCH**

Open arched brick entrance porch with tiled step and wooden panelled door with glazed insert to the entrance hall.

ENTRANCE HALL

4.50m x 2.18m (14'9" x 7'2")



Ceiling light point, double radiator with thermostat, telephone point, hanging for cloaks, wall mounted gas heater, laminate wood strip flooring, and staircase to the first floor with built-in understairs storage cupboard housing the electric meter and electrical consumer board. Doors to the living room, dining room and kitchen.

LIVING ROOM

4.39m x 3.38m (14'5" x 11'1")



Chimney breast with feature fireplace and electric 'pebble effect' fire, UPVC double glazed window overlooking the front, ceiling light point, double radiator, and laminate wood strip flooring.

DINING ROOM

4.09m x 3.38m (13'5" x 11'1")



UPVC double glazed window overlooking the rear, ceiling light point, laminate wood strip flooring, and chimney breast with composite stone fireplace and hearth housing an electric 'coal-effect' fire.

KITCHEN

2.87m x 2.46m (9'5" x 8'1")



Fitted with a range of 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. Wall tiling to work surface areas. Fitted four-ring gas hob and built-in fan assisted electric oven and grill. Plumbing and space for washing machine,

ceiling light point, tiled floor, double radiator with thermostat, wall mounted Worcester combination gas fired central heating boiler, UPVC double glazed window to side, and wooden panelled door with glazed insert to outside,

LANDING

Single glazed window with obscured glass to side, ceiling light point, smoke alarm, laminate wood strip flooring, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE

4.37m x 3.40m into wardrobe (14'4" x 11'2" into wardrobe)



Four full height fitted wardrobes with pelmet above and downlights, UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, and laminate wood strip flooring.

BEDROOM TWO

4.11m x 3.40m (13'6" x 11'2")



UPVC double glazed window overlooking the rear, ceiling light point, double radiator, laminate wood strip flooring, and built-in wardrobe with storage cupboard above.

BEDROOM THREE

2.90m x 2.44m (9'6" x 8')



Single glazed window to rear, ceiling light point, double radiator, and laminate wood strip flooring.

BATHROOM

2.39m x 2.16m (7'10" x 7'1")



White suite comprising: enamelled bath with mixer tap, shower attachment and glazed shower screen; pedestal wash hand basin with tiled splashback; and low level WC. Double radiator, ceiling light point, tiled floor, single glazed window with obscured glass, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front and side there is a large gravelled and concrete driveway. A wooden gate at the side provides access to the rear garden.

OUTSIDE REAR

To the rear there is a lawned garden with shrubbery being enclosed by wooden fencing.

DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Then take the second turning left and continue over the 'hump back' canal bridge and along Pepper Street. At the crossroads in the centre of the village, turn right passing the Ring 'O Bells pub. Follow Village Road through the village and at the crossroads near to Christleton High School turn right into Quarry Lane. Then take the turning left into Sandrock Road and right into Hawthorn Road. The property will be found after a short distance on the right-hand side.

TENURE

* Tenure - Understood to be Freehold

COUNCIL TAX

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

AGENTS NOTES

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

* The property is on water meter.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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