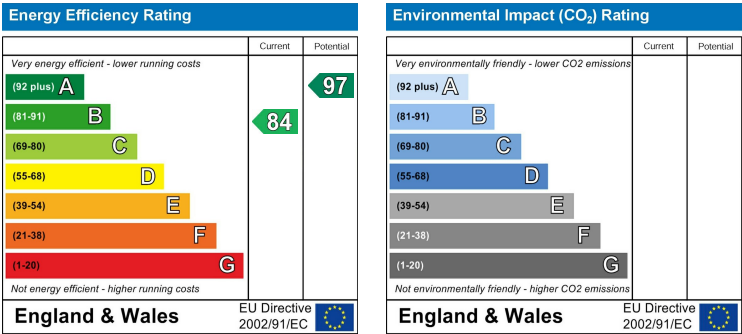
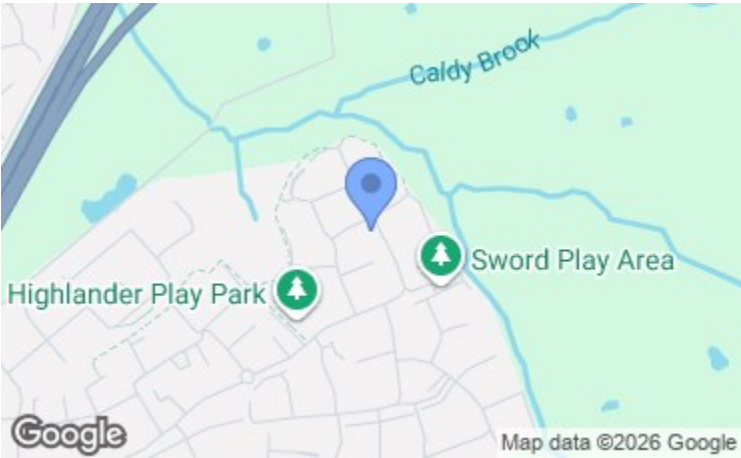


43 Alanbrooke Road, Saughton, Chester, Cheshire, CH3 6DN



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Saughton, Chester, Cheshire

CH3 6DN

Price

£315,000

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.

Situated within the popular Saughton Camp development, just minutes from Chester city centre, this beautifully presented three-bedroom mid-terrace home offers stylish, low-maintenance living in a highly convenient location. With excellent access to Manchester, Liverpool and the motorway network, it's ideal for commuters, first-time buyers and young families alike. The accommodation comprises a welcoming entrance hall with ground floor WC, a spacious living room with useful understairs storage, and a superb kitchen/dining room fitted with quality integrated appliances including a dishwasher, fridge freezer and washer/dryer. French doors open onto the rear garden, creating the perfect space for everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a modern family bathroom. Externally, the property benefits from driveway parking for two cars and a low-maintenance rear garden with artificial lawn and Indian stone paving. Local amenities, a highly regarded primary school, a Co-op convenience store and picturesque countryside walks are all within easy reach, making this an excellent place to call home.

LOCATION

The 'Regents Grange' development in Saughton is a sought-after residential development located on the southern outskirts of Chester, offering the perfect balance of city convenience and countryside charm. Popular with professionals, first-time buyers and families, the area benefits from a strong sense of community, excellent local amenities and easy access to some of Cheshire's most picturesque surroundings.

Residents enjoy a well-regarded primary school, a convenient Co-op store and an abundance of scenic walking routes through the surrounding countryside. Chester city centre is just a short drive away, providing an extensive range of shopping, dining and leisure facilities, while excellent road links connect easily to Manchester, Liverpool, North Wales and the wider motorway network, making the development an ideal location for commuters.

APPROXIMATE DISTANCES

Chester City Centre - 3 miles, Chester Railway Station - 3 miles, Wrexham - 13 miles, Mold - 17 miles, Whitchurch - 19 miles, Nantwich - 20 miles, Crewe - 25 miles, Liverpool - 23 miles, Liverpool Airport - 25 miles. Warrington - 26 miles, Manchester Airport - 34 miles and Manchester - 42 miles.

(Source RAC Routeplanner)

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

1.45m x 1.14m (4'9" x 3'9")

Composite double glazed entrance door, single radiator with thermostat, and ceiling light point. Doors to the downstairs WC and living room.

DOWNSTAIRS WC

1.68m x 1.09m (5'6" x 3'7")



Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Part-tiled walls, single radiator with thermostat, two recessed LED ceiling spotlights, extractor, and tiled floor.

LIVING ROOM

4.80m plus recess x 3.12m (15'9" plus recess x 10'3")



UPVC double glazed window overlooking the front, double radiator, ceiling light point, mains connected smoke alarm, digital thermostatic heating controls, and turned spindled staircase to the first floor with built-in understairs storage cupboard. Door to the dining kitchen.

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

PS/PMW



and drainage are connected.

- * The property is on a water meter.
- * Some photos have been virtually enhanced.
- * Gas central heating with two zone thermostatic controls for the ground floor and first floor.
- * There is a service charge for the maintenance of the development which we are advised is currently is £ £171.38 per annum (2026).
- * The property was purchased new in 2016 from Redrow.

***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.

*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.



DINING KITCHEN

4.29m x 2.46m extending to 3.07m (14'1" x 8'1" extending to 10'1")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob with glass splashback, extractor above and built-in electric double oven and grill. Integrated AEG dishwasher, Zanussi washer/dryer, and fridge/freezer. Wall tiling to work surface areas, recessed LED ceiling spotlights, mains connected heat alarm, TV aerial point, tiled floor, single radiator ,wall cupboard housing a Potterton Promax

Ultra combination condensing gas fired central heating boiler, space for dining table and chairs, UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors to outside,



LANDING

Ceiling light point, access to insulated loft space, single radiator with thermostat, mains connected smoke alarm, and built-in linen cupboard. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

DIRECTIONS

From the Agent's Chester office proceed out of the City through The Bars in Boughton and continue along the dual carriageway to Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into Chester City. Then take the first turning left into Sandy Lane and follow the road, passing the Red House Public House on the right hand side, which leads into Chester Road. Follow the Chester Road through Huntington and at the mini roundabout next to the Rake & Pikel turn left into Sandy Lane. Then take the turning left into Highlander Road. Follow Highlander Road and at the roundabout continue straight across. Continue into 'Regents Grange' and follow the road around to the left into Alanbrook Road. The property will then be found after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water

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BEDROOM ONE

3.61m x 3.18m (11'10" x 10'5")



UPVC double glazed window overlooking the rear, digital thermostatic heating controls. ceiling light point, single radiator, and full height fitted wardrobe with two sliding mirrored doors having hanging space and shelving. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.44m max x 1.83m max (8' max x 6' max)



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with thermostatic mixer shower, glazed shower screen and sliding glazed door; wall mounted wash hand basin with mixer tap; and low level

dual-flush WC. Part-tiled walls, fitted wall mirror, electric shaver point, tiled floor, chrome ladder style towel radiator with thermostat, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.20m x 2.67m (10'6" x 8'9")



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

BEDROOM THREE

2.67m x 2.24m (8'9" x 7'4")



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

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FAMILY BATHROOM

2.16m x 1.98m (7'1" x 6'6")



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap and wall mounted thermostatic mixer shower over with glazed shower screen; wall mounted wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls being fully tiled to the bath and shower area, tiled floor, fitted wall mirror, electric shaver point, chrome ladder style towel radiator, recessed LED ceiling spotlights, and extractor.

OUTSIDE FRONT



To the front there is an easy to maintain crushed slate section with flagged path and tarmac driveway parking for

two cars. Outside lantern style light. A covered passageway at the side with a wooden gate provides access to the rear garden. External gas and electric meter cupboards to the side.



OUTSIDE REAR



To the rear there is a delightful garden with Indian stone paving and raised beds with crushed slate and lavender with step to an artificial lawn. The garden is enclosed by wooden fencing and enjoys a delightful south-westerly aspect. Outside light, outside water tap, and timber built garden shed.