

13 Hockenhull Avenue, Tarvin, Chester, CH3 8LW

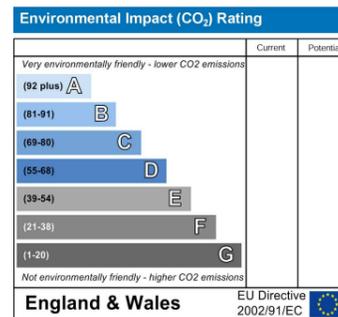
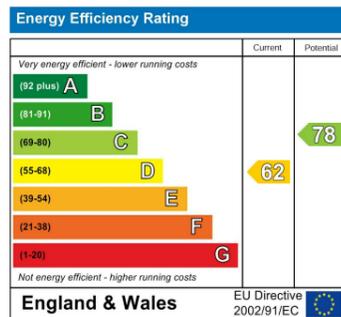
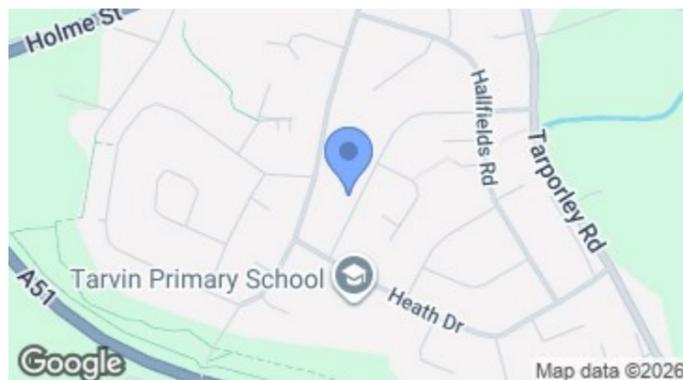
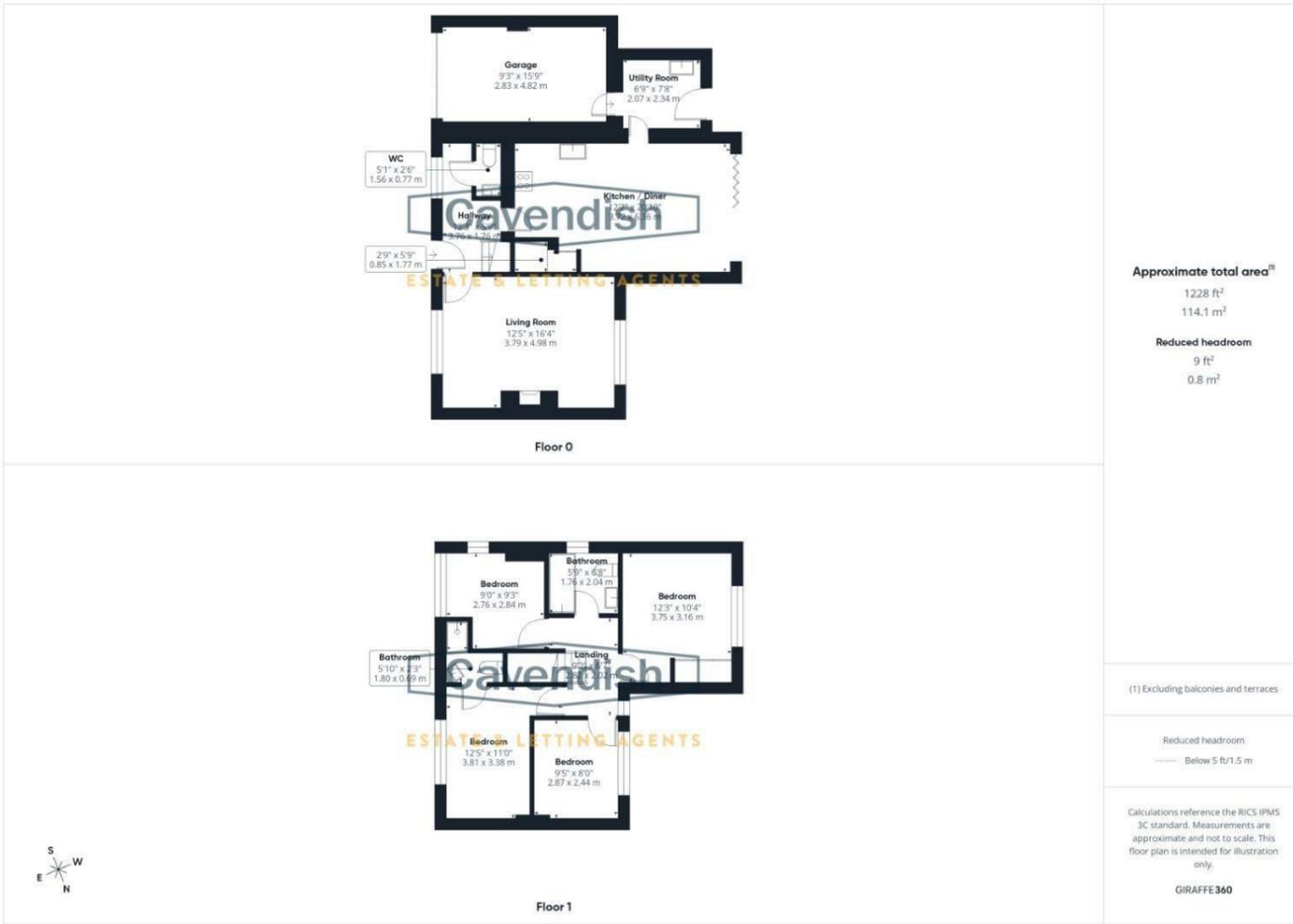
**Cavendish**  
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**13 Hockenhull Avenue**  
Tarvin, Chester,  
CH3 8LW

**Offers Over**  
**£400,000**

**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.

Set within the sought-after village of Tarvin on Hockenhull Avenue, this beautifully extended and comprehensively renovated four-bedroom residence offers refined modern living finished to an exceptional standard throughout. Every detail has been carefully considered to create a home of quality, style, and comfort.

The accommodation includes an elegant reception room and an impressive extended open-plan kitchen and dining space, perfectly designed for both everyday family living and sophisticated entertaining. Four generously proportioned bedrooms are complemented by stylish bathrooms, including a luxurious principal suite with en-suite facilities.

Externally, the property enjoys a well-maintained garden providing a private outdoor retreat. Positioned within a desirable village setting, the home benefits from convenient access to local amenities, reputable schools, and transport links, offering an enviable balance of tranquillity and connectivity.



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Entrance Hall



Entered via a beautiful, modern country-style green front door, the crisp and welcoming entrance hall sets the tone for the rest of this lovely home. Stylish herringbone flooring spans the entire ground floor, creating a seamless and contemporary finish. Doors lead to the principal ground floor rooms, while an oak staircase with striking steel spindles rises to the first floor. A useful cupboard houses the meters, with a uPVC window to the front elevation and a radiator.

Downstairs WC



The ground floor cloakroom comprises a low-level WC and wash hand basin with tiled splashback and storage beneath. Finished with a radiator, this is a practical and well-presented space for guests.

Living Room



A light and inviting living room benefiting from windows to both the front and rear elevations. The herringbone flooring continues, complementing the stunning log burner which sits within a brick feature surround with oak hearth. A cast-iron style feature radiator adds to the character, making this a warm and attractive space for relaxing and entertaining.



Kitchen / Dinner



A fantastic social space, perfect for family life and entertaining guests. Accessed via stylish black-framed glass doors that complement the impressive bi-fold doors to the rear, this brand-new kitchen is finished to a high standard throughout, with all appliances newly installed. The kitchen features a comprehensive range of contemporary wall and base units, including pan drawers and floor-to-ceiling units housing an integrated fridge freezer and double oven. Additional integrated appliances include a dishwasher, while a porcelain sink with mixer tap sits beneath a tiled splashback. The integrated hob is complemented by a sleek extractor fan above. A hidden under-stairs storage cupboard adds practicality, while herringbone flooring and a cast-iron style feature radiator complete the space. Bi-fold doors open directly onto the rear garden, and a further door provides access to the utility room.

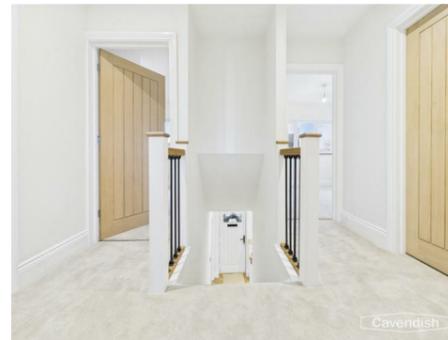


Utility



Fitted with matching base units incorporating a sink and drainer with mixer tap. A wall-hung boiler is neatly housed within a cupboard. Additional features include a radiator, herringbone flooring, a door to the rear garden, and access to an integral storage cupboard.

Landing



A bright and welcoming first-floor landing where the oak and iron staircase showcases the attention to detail throughout the home. Finished with fresh carpets, the landing benefits from a window to the rear elevation, a radiator, and provides access to all first-floor rooms.

Master Bedroom



A well-presented principal bedroom with a window to the front elevation, allowing plenty of natural light. The room is finished with fresh carpets, a radiator, and a door leading to the en-suite shower room.



En-Suite Shower Room



A modern en-suite fitted with a shower enclosure with fluted tiled surround, low-level WC, and a wash hand basin set within a vanity unit, complete with a stylish waterfall tap. Additional features include a ladder-style heated towel radiator and tiled flooring.

Bedroom Two



A well-proportioned bedroom with a window to the rear elevation. The room benefits from newly fitted carpets, a mirrored wardrobe and a radiator.

Bedroom Three



Another comfortable bedroom featuring a window to the rear elevation. Finished with new carpets and a radiator.

Bedroom Four



A further bedroom with a window to the front elevation. The room is finished with new carpets and a radiator.

Family Bathroom



A stylish and modern family bathroom featuring a striking brick-effect feature wall and an illuminated mirror. The suite comprises a wash hand basin with storage unit beneath, low-level WC, and a bath with stainless steel shower over. Finished with tiled walls and flooring, and complemented by a contemporary stainless steel heated towel radiator.

External



To the front of the property, golden gravel provides off-road parking and leads to the integral garage. A beautiful oak porch enhances the overall appearance of the home and is complemented by brick detailing and a matching green front door and garage door, creating an attractive and cohesive façade. A wooden side gate provides access to the rear garden.

To the rear, the garden offers a private and enclosed space, bordered by fencing and mature shrubs. There is a patio area ideal for outdoor seating and entertaining, along with a lawn garden which will be turfed prior to any exchange. Off-road parking is also available for up to three vehicles.

Garage

TENURE  
FREEHOLD

COUNCIL TAX  
Council Tax Band

AML

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. Please note: the photographs have been enhanced to provide an indication of the finished appearance of the property.

EXTRASERVICES

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 INVESTORS CLUB