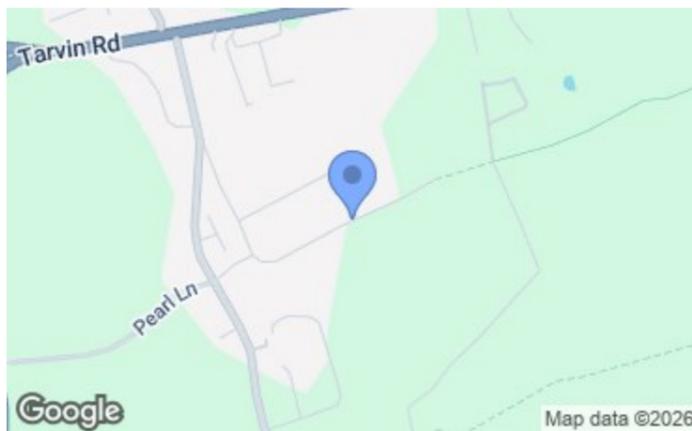




Total area: approx. 166.4 sq. metres (1790.7 sq. feet)



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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	76

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Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



Point Cottage, 29 Fir Tree Lane
Littleton, Chester, Cheshire
CH3 7DN

Price
£500,000

* CHARACTER COTTAGE * COUNTRYSIDE VIEWS * DESIRABLE SEMI-RURAL LOCATION. An attractive four bedroom semi-detached cottage located in the highly popular area of Littleton, close to the village of Christleton. The accommodation briefly comprises: entrance porch, living room with sash window overlooking the front, sitting room with cast-iron multi-fuel burner and study area, impressive dining kitchen with range style cooker and French doors to outside, landing, principal bedroom with decorative cast-iron fireplace, fitted triple wardrobe and two sash windows overlooking the front, recently re-fitted en-suite shower room, bedroom two, bedroom three, family bathroom, second floor landing and bedroom four/home office. The property benefits from gas fired central heating and has UPVC double glazed windows. Externally there is a gravelled driveway at the front and an integral single garage. To the rear there is an Indian stone flagged patio with lawned garden with shrub borders and a number of small trees. If you are looking for a character cottage in a semi-rural location close to Chester, then we would strongly urge you to view.

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.





LOCATION

Littleton is a small hamlet conveniently positioned close to the neighbouring village of Christleton. 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. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports

THE ACCOMMODATION COMPRISES:

APPROXIMATE DISTANCES

Junction to A55 Expressway ¼ of a mile, Christleton - ¼ of a mile, Chester - 3 miles, Wrexham - 15 miles, Northwich - 15 miles, Nantwich - 18 miles, Warrington - 21 miles, Crewe - 22 miles, Liverpool - 20 miles, Liverpool Airport - 23 miles, Manchester Airport - 32 miles and Manchester - 40 miles. (All distances are approximate. Source: RAC Route Planner).

ENTRANCE PORCH

1.50x1.24 (4'11" x 4'1")

With UPVC double glazed windows and composite double glazed entrance door, quarry tiled floor, wall light point, feature exposed brick work and vaulted wooden panelled ceiling. Glazed door to Living Room.

LIVING ROOM

4.24 x 3.94 (13'11" x 12'11")



Double glazed sash window overlooking the front, coved ceiling, ceiling light point, single radiator, oak wood strip flooring and wooden fireplace surround with composite marble inset and hearth housing a cast-iron 'living flame' coal-effect burner. Glazed door to the Sitting Room.

SITTING ROOM



Feature exposed brick chimney breast with wooden mantel and quarry tiled hearth housing a cast-iron multi-fuel burner, UPVC double glazed window, telephone point, fitted desk unit with display shelving above and staircase to the first floor with built-in under-stairs storage cupboard. Double opening glazed doors to the Dining Kitchen.

REAR ELEVATION



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, immediately before The Trooper Inn Public House, and continue over the hump back bridge and along Pepper Street. At St James Church in the centre of Christleton Village bear left on to Little Heath Road. Continue out of the village, past the Christleton Methodist Church and the duck pond, into Littleton. At the crossroads turn right into Littleton Lane and at the fork bear right into Fir Tree Lane. The property will then be found after a short distance on the left hand side overlooking countryside.

ALTERNATIVE DIRECTIONS

From Chester city centre proceed out of the city in an easterly direction through The Bars at Boughton and at the traffic lights next to the Boughton Health Centre continue straight across. Follow the road, keeping in the left hand lane at the Bill Smith's Motorcycle Showroom, on to the A51 Tarvin Road. Proceed straight across at the traffic lights into Vicars Cross Road and at the main roundabout with the A55 Expressway take the second exit onto the A51. After a short distance turn right at the crossroads into Littleton Lane and then at the fork bear left, which is a continuation of Littleton Lane. Continue past Grove Gardens and turn left into Fir Tree Lane. The property will then be found on the left hand side.

TENURE

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

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected
- * There is 'Hive' central heating and hot water controls.
- * Several households along Fir Tree Lane have acquired a strip of land adjacent to the lane. The land is held by 'The Fir Tree Lane Management Company' and each household owns an equal share in the company, the ownership of which will pass to any future owners. The land was purchased to preserve the outlook and prevent development.
- * The central heating boiler was installed in 2023.
- * The en-suite shower room was refitted in 2023.

COUNCIL TAX

- * Council Tax Band E - Cheshire West and Chester.

*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.

VIEWINGS

By appointment through the Agents Chester Office 01244 404040.

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

VIEWES



REAR GARDEN



To the rear there is an Indian stone flagged terrace and lawned garden with stepping stone pathway and well stocked shrub borders with a number of mature trees being enclosed by wooden fencing. Outside water tap, outside light, timber built garden shed and external metal staircase from Bedroom Three.

FIREPLACE



DINING KITCHEN

5.41 x 3.61 extending to 5.26 (17'9" x 11'10" extending to 17'3")



Fitted with a comprehensive range of oak fronted base and wall level units incorporating drawers, cupboards and glazed display cabinet with granite worktops. Inset stainless steel single bowl sink unit with mixer tap, filtered cold water tap and drainer grooved into the worktop. Wall tiling to work surface areas with concealed under-cupboard lighting. Free-standing Rangemaster Toledo range style cooker with five-ring gas hob, electric hot plate, extractor above, double oven, grill and pan drawer. Space for American style fridge freezer with cold water supply, built-in dishwasher, space for dining table and chairs, telephone point, recessed LED ceiling spotlights, two double radiators, laminate wood strip flooring, UPVC double glazed window overlooking the rear garden, UPVC double glazed window to side and UPVC

double glazed French doors to outside. Opening to small Utility Area.



UTILITY AREA

Under-stairs recess with plumbing and space for washing machine, storage area, two recessed LED ceiling spotlights, laminate wood effect flooring, and personal door to the Garage.

FIRST FLOOR LANDING



Split-level landing with 'Hive' central heating and hot water controls, wall light point, ceiling light point, double glazed roof light and staircase to the second floor. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three and Family Bathroom.

PRINCIPAL BEDROOM

4.27 x 3.94 (14'0" x 12'11")



Two UPVC double glazed sash windows overlooking the front with fabulous views across farmland, chimney breast with decorative cast-iron fireplace and built-in triple wardrobe to recess, ceiling light point and single radiator. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

3.84 x 2.16 (12'7" x 7'1")



Recently refitted suite in white with chrome style fittings comprising: tiled shower enclosure with Mira electric shower, glazed shower screens and sliding glazed door; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC. Attractive wall tiling, chrome ladder style towel radiator, decorative vinyl tile effect flooring, wooden panelled ceiling with double glazed Velux roof light, ceiling spotlighting, extractor, UPVC double glazed porthole window overlooking the front with views across surrounding countryside, and built-in airing cupboard housing the hot water cylinder and immersion heater with fitted shelving.

BEDROOM TWO

4.57 x 2.97 extending to 3.61 (15'0" x 9'9" extending to 11'10")



Two UPVC double glazed windows overlooking the rear, single radiator, ceiling light point, telephone point and laminated wood strip flooring.

BEDROOM THREE

3.99 x 2.49 plus door recess (13'1" x 8'2" plus door recess)



UPVC double glazed French door with full height double glazed window to side leading out onto a balcony with steps leading down to the rear garden, single radiator, decorative cast-iron fireplace, ceiling light point and built-in double wardrobe.

BATHROOM

2.24 x 2.21 (7'4" x 7'3")



Modern 'Heritage' style suite with chrome style fittings comprising: double ended bath with tiled side panel, mixer tap and shower attachment; pedestal wash hand basin with tiled splash-back; and low level WC. Part-tiled walls, column style radiator with chrome towel rail, wooden panelled ceiling with double glazed roof light, laminated wood strip flooring and built-in toiletry cupboard.

SECOND FLOOR LANDING

Small landing area with two recessed ceiling spotlights. Door to Bedroom Four/Home Office.

BEDROOM FOUR/HOME OFFICE

4.09 maximum x 2.36 extending to 3.81 (13'5" maximum x 7'9" extending to 12'6")



Two double glazed Velux roof lights overlooking the front with fitted blinds and a double glazed Velux roof light overlooking the rear with fitted blind, wood block flooring, double radiator, two recessed ceiling spotlights, smoke alarm, two wall light points, fitted desk unit with drawer units to each side, TV aerial point and access to useful eaves storage space.

OUTSIDE FRONT

To the front of the cottage there is a gravelled driveway with established privet hedge and an integral garage. External gas and electricity meter cupboards.

GARAGE

4.65 x 3.10 (15'3" x 10'2")

With double opening wooden doors, fluorescent strip light, power, a wall mounted Glow Worm condensing gas fired central heating boiler, and personal door to the Utility Area.

