

72 Sealand Road
Sealand,
CH5 2RJ

Price
£375,000

MUST VIEW | BAR/CINEMA ROOM | GENEROUS PLOT | NO ONWARD CHAIN. We are pleased to market this well presented and spacious detached dormer style family home being offered For Sale with No Onward Chain. The property is located along Sealand Road, which itself is on the edge of open countryside yet highly convenient for access to North Wales and the M56, with its links to the national motorway network. Chester city centre is approximately 15 minutes travelling distance away by car and the property lies approximately 10 minutes away from the Greyhound Retail Park with its range of supermarkets and general shopping facilities. The property enjoys a sunny southerly aspect and a good degree of privacy and an early viewing is essential to appreciate what this property has to offer. In brief the accommodation affords; entrance hall, spacious lounge, kitchen/breakfast room, dining room, large four-piece luxury bathroom suite, study/bedroom four, three further bedrooms with en-suite to master. The added luxury to this property is a generous sized bar/cinema room with a WC adjoined, outside workshop and an air-conditioned outside office. There is also ample parking to the front with a large enclosed landscaped garden to rear. The property enjoys a modem (900 GB) broadband connection and is extensively wired with ethernet.

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

The property is located along Sealand Road and is conveniently situated within a few minutes drive of the City of Chester which offers a wide range of shopping in the City centre, popular eating establishments, bars and leisure facilities. The Greyhound retail park is close-by with its excellent range of shopping and supermarkets. The area is also ideal for commuting to the Wirral, Merseyside, North Wales and Manchester via the A55, M53 and M56 motorways. Chester's main station has regular train services and a two hour intercity service to London Euston and both Liverpool and Manchester international airports are easily accessible.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

Double glazed entrance door, wood effect laminate style flooring, radiator, power points and doors to rooms off.

LIVING ROOM

Double glazed bay window to the front elevation and double glazed French doors open out into the rear garden, wood effect laminate style flooring, Living Flame coal effect gas fire set in an Adams style fireplace surround, two double panel radiators, TV and power points and staircase with spindled balustrade rising to the first floor

BAR/GAMES/CINEMA ROOM

An excellent entertaining room with home cinema system with a '7.1 Mordant' short surround sound system, provision for wall mounted flat screen television, bar area with cupboards and display shelving, two pub style wine and beer coolers, sink unit and pelmet lighting. There is part tiled and part timber effect laminate flooring, recessed halogen spot-lamp lighting, double glazed windows to the side elevations and double glazed door to the garden, two double panel radiators and power points. Door to WC

**ALLOTMENT**

Large allotment plot, completely enclosed from garden.

WORKSHOP

Large brick workshop with lighting and electricity. Installed with workbench and loft spaces, large double glass doors leading out to garden and allotment

AGENT'S NOTES

* LPG Combi Boiler recently installed.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and past the Greyhound Retail

Park and along Sealand Road (A548). At the traffic lights continue straight across. The property will then be found after some distance on the left hand side, shortly before the turning into Manor Road.

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

TENURE

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

***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.

VIEWING

By appointment through the Agents Chester Office 01244 404040

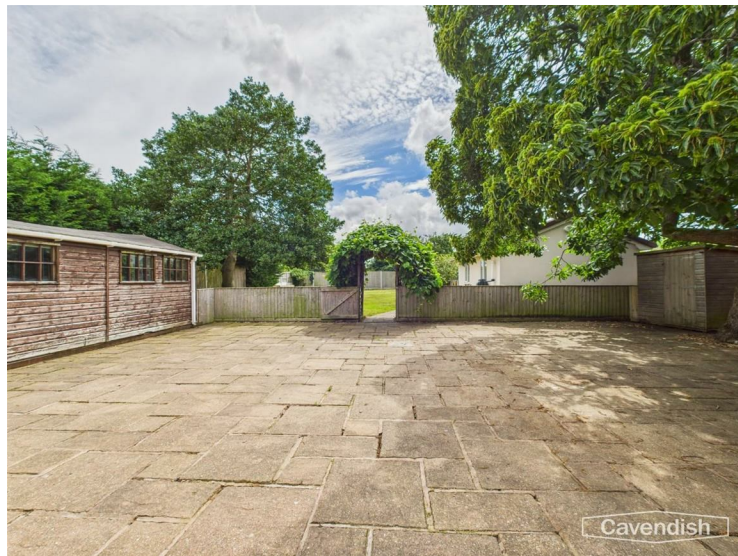
FLOOR PLANS - included for identification purposes only, not to scale.



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OUTSIDE OFFICE

Located close to the house, with lighting, electricity, ethernet, air-conditioned large office.



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DOWNSTAIRS WC



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Wash hand basin with storage beneath, low level WC, wall mounted Worcester gas fired central heating boiler, spot lighting, tiled floor and a double glazed frosted window.

KITCHEN



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Fitted with a wide range of wall and base units with complementary worktop surfaces over with inset sink unit with mixer tap. Range 'style' cooker with a five-ring hob, electric warming plate, double oven and grill with a concealed canopy extractor above, space and plumbing for washing machine and dish washer, space for fridge. Dish washer included. Double glazed windows to rear and side elevations, wood burning stove set within a chimney breast, tiled walls and tiled floor, power points and double glazed door leading into the rear garden.

DINING ROOM



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Double glazed bay window to the front elevation, double panel radiator, power points, wood effect laminate flooring, power points and open arch into the kitchen

GROUND FLOOR BEDROOM/STUDY

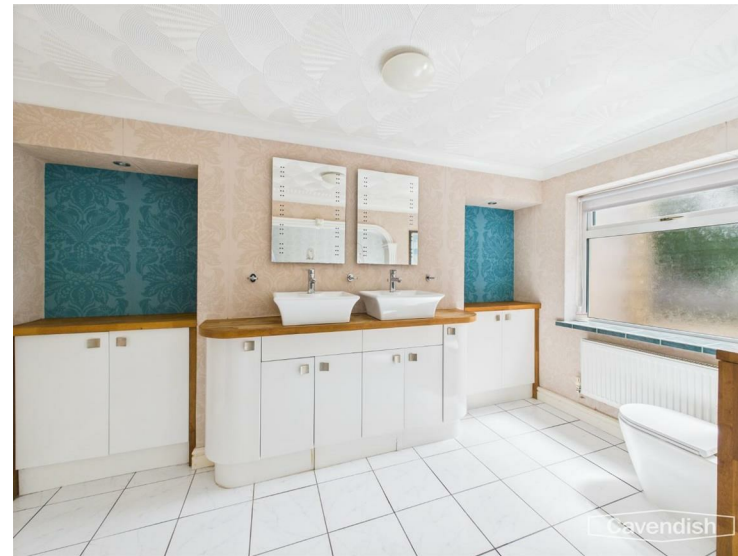
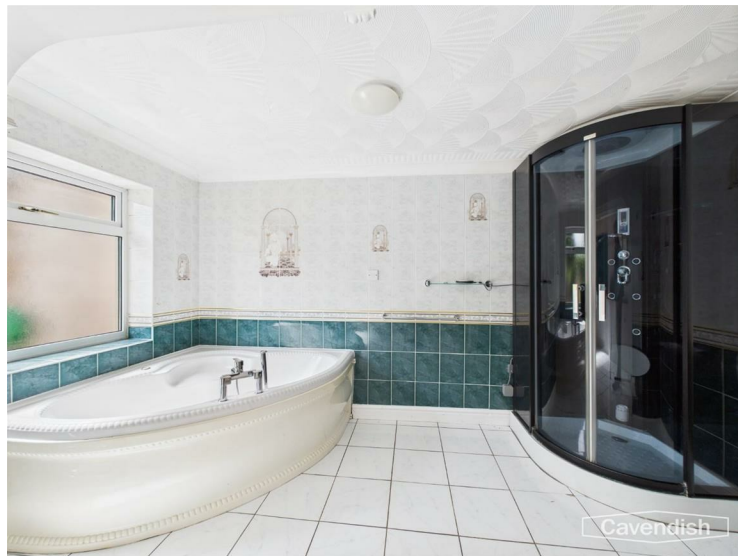


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Double glazed bay window to the front elevation, double panel radiator, wood effect laminate style flooring and power points

FAMILY BATHROOM

Luxuriously appointed with a white suite comprising; corner panelled jacuzzi bath, separate corner steam shower with multi-jet shower head and in-built audio system, twin wash handbasins, low level WC, two bathroom mirrors with incorporated lighting, tiled splash-backs, tiled flooring, heated towel rail, single panel radiator and two double glazed windows.

**LANDING**

Ceiling access to secondary loft. Doors to rooms off.

MASTER BEDROOM

Double glazed window, radiator, fitted wardrobes with display shelving, pelmet lighting and power points door into En Suite

EN-SUITE

Four piece suite comprising; modern free standing bath with stainless steel mixer tap and shower head, enclosed shower cubicle, low level WC, Velux skylight window, vanity unit with inset wash handbasin, tiled walls and floor and heated chrome towel rail

BEDROOM 2

Double glazed window, fitted wardrobe with integrated dressing table, walk in access into a large loft area

BEDROOM 3

Velux skylight window, single panel radiator, coved ceilings and power points.

OUTSIDE

To the front of the property there is a Tarmac driveway providing ample off road parking with access via wrought iron gates and brick walling with wrought iron railings. Access down either side of the property leading to the rear garden. To the rear there is a substantial private landscaped garden with a large paved patio area immediately adjacent to the kitchen and living room doors, with outside water supply and ample outside courtesy lighting. This area, in turn leads to the lawned garden area with borders, hedged and fenced boundaries, greenhouse and allotment. There is outside power supply and a pleasant southerly-facing aspect with access to outside office and workshop