

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		78	90
	EU Directive 2002/91/EC		

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		



Russet House Long Lane
Saughall, Chester,
CH1 6DN

Price
£270,000

Detached House | Popular Village Location | No Onward Chain

This beautifully presented, modern two-bedroom detached home enjoys a delightful position along Long Lane in the highly sought-after village of Saughall. Built in 2015 to a high specification, the property offers stylish and well-planned accommodation throughout. The ground floor comprises a welcoming entrance hallway, convenient downstairs WC, and a contemporary fitted kitchen complete with integrated cooking appliances. A separate utility area provides additional worktop space along with plumbing and room for both a washing machine and space for a tumble dryer. To the rear, a bright and spacious living/dining room features French doors opening onto the garden, creating an ideal space for relaxing or entertaining. Upstairs, the landing includes a useful built-in storage cupboard. The principal bedroom benefits from two windows overlooking the rear garden, while the second bedroom enjoys views to the front across open countryside. A modern shower room completes the first floor, fitted with a large shower enclosure and quality fixtures. The property further benefits from UPVC double glazing, gas central heating, and the added comfort of two air conditioning units. Externally, the front of the property features a lawned garden and a gated shared driveway leading to a block-paved parking area. The rear garden offers a flagged patio, lawn, and a selection of mature shrubs and trees - perfect for outdoor enjoyment. Offered for sale with no onward chain, this home boasts stunning open views over farmland to the front and beyond the rear garden, enhancing its peaceful semi-rural setting. With local amenities close at hand and the city just a short 15-minute drive away, this property truly combines countryside charm with everyday convenience.

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.



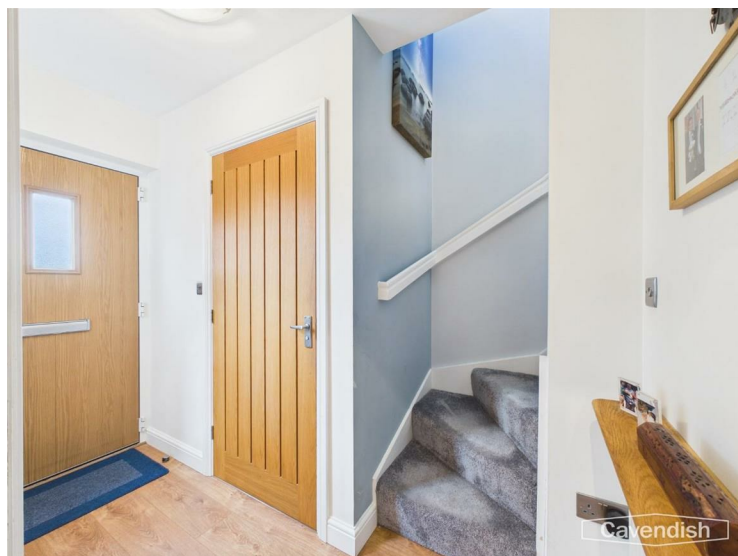
LOCATION

The popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses, while the River Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

2.72m x 0.99m (8'11" x 3'3")



Composite entrance door with double glazed insert and letterbox, ceiling light point, UPVC double glazed window, laminate wood strip flooring, single radiator with thermostat,

and staircase to first floor. Doors to the downstairs WC and kitchen.

DOWNSTAIRS WC

1.57m x 0.91m (5'2" x 3')



Comprising: low-level dual flush WC; and wall mounted wash hand basin with mixer tap and chrome towel rail. Part-tiled walls with decorative border tile, tiled floor, single radiator with thermostat, two recessed LED ceiling spotlights, electrical consumer board, extractor, and UPVC double glazed window with obscured glass.



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow the A540 past the Mollington Banastre Hotel. After some distance turn left signposted Saughall into Long Lane. Continue into the village and the property will be found after some distance on the left hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * There are two air conditioning units.
- * The carpets, light fittings and shutters are included in the sale.
- * The tall fridge/freezer, slimline dishwasher and tumble dryer

are included in the sale.

- * The property is on a water meter.
- * The property was built new in 2015.
- * We are advised that it has been agreed that the owner of Russet House and the owner of the adjoining property (Fallowfields) have agreed for the erection of a wooden fence on the boundary, replacing the laurel hedge.

*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.

PS/PMW

KITCHEN

3.02m x 2.67m (9'11" x 8'9")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops and matching upstands. Inset single bowl composite sink unit and drainer with brushed stainless steel mixer tap. Fitted four-ring touch control ceramic induction hob with splashback and extractor above, and built-in 'tilt and slide' Neff electric fan assisted oven and grill. Recessed LED ceiling spotlights, mains connected heat alarm, laminate wood strip flooring, single radiator with thermostat, plumbing and space for slimline dishwasher and space for tall fridge/freezer, and UPVC double glazed window with shutters overlooking the front. Opening to the utility and opening to living room/dining area.

UTILITY

1.88m max x 1.88m max (6'2" max x 6'2" max)



Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, wall mounted Ideal Logic Plus combination condensing gas fired central heating boiler, laminate wood strip flooring, and two recessed LED ceiling spotlights.

LIVING ROOM/DINING AREA

4.67m x 3.73m (15'4" x 12'3")



UPVC double glazed French doors to the rear garden with shutters, UPVC double glazed window to side with shutters, composite double glazed door to outside, two ceiling light points, Electriq air conditioning unit, thermostatic heating controls, laminate wood strip flooring, and single radiator.

FIRST FLOOR LANDING



With spindled balustrade, ceiling light point, mains connected smoke alarm, built-in cupboard with slatted shelf and power point, and two UPVC double glazed windows to the front and side. Doors to bedroom one, bedroom two and shower room.

BEDROOM ONE

4.72m max x 2.79m narrowing to 1.96m (15'6" max x 9'2" narrowing to 6'5")



Two UPVC double glazed windows with shutters overlooking the rear, ceiling light point, single radiator with thermostat, wall light point, and Toshiba air conditioning unit.

BEDROOM TWO

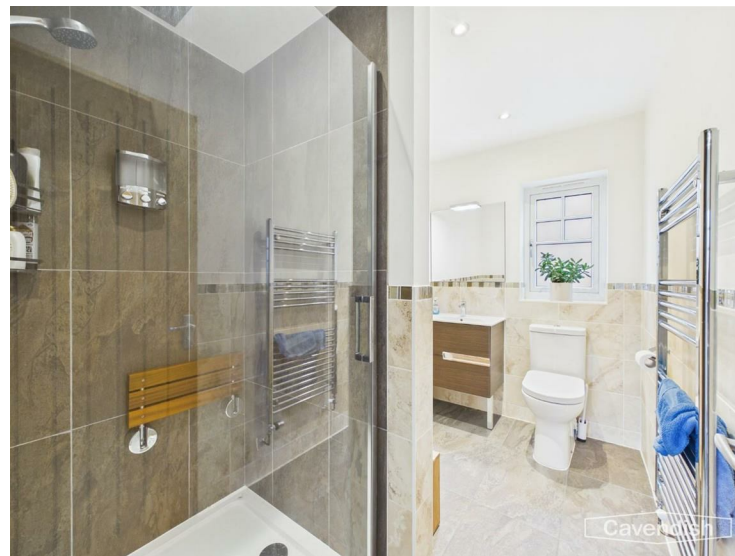
3.78m x 2.21m (12'5" x 7'3")



UPVC double glazed window with shutters overlooking the front with countryside views, access to loft space, ceiling light point, and single radiator with thermostat.

SHOWER ROOM

2.82m x 1.60m extending to 1.91m (9'3" x 5'3" extending to 6'3")



Well appointed suite in white with chrome style fittings comprising: large tiled shower enclosure with mixer shower, fold-down bench seat, wall mounted canopy style rain shower head, extendable shower attachment and glazed shower screen; wash basin with mixer tap and two storage drawers beneath; and low level dual-flush WC. Part-tiled

walls, tiled floor, wall mirror with light, chrome ladder style towel radiator with thermostat, three recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property is approached via a shared gated entrance. To the front there is a lawned garden which features an area of 'Bodpave' for parking, as well as the block-paved driveway. External gas and electric meter cupboards to side. Gated access is available at each side of the house to the rear garden. Timber cycle store to side and outside water tap.



OUTSIDE REAR



To the rear there is a lawned garden with flagged patio area, mature shrubbery and trees.

