

6 Mayfield Road, Blacon, Chester, CH1 5HZ

Approximate total area⁽¹⁾
 1311 ft²
 121.8 m²

Balconies and terraces
 237 ft²
 22 m²

Reduced headroom
 72 ft²
 6.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Cavendish

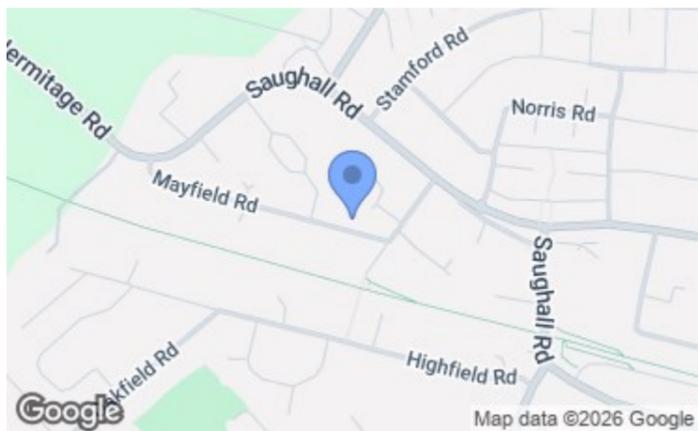
ESTATE AGENTS

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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	

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	

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 CH1 5HZ

Price
£325,000

* LARGE DETACHED BUNGALOW * LOCATED ALONG A POPULAR & DESIRABLE ROAD. A beautifully presented and much improved 2/3 bedroom detached bungalow located along Mayfield Road in Blacon. The accommodation briefly comprises: entrance hall, living room/dining area with bay window and feature log effect electric fire, beautifully fitted kitchen with integrated Neff appliances, orangeries with glazed lantern rooflight and patio doors to outside, large utility/reception room fitted with a matching range of units to the kitchen, separate WC, study/bedroom 3, bedroom 1, bedroom 2 and a well appointed shower room. There is also a useful loft room approached via a retractable aluminium ladder with eaves storage and double glazed Velux rooflight. The property benefits from gas fired central heating (new boiler installed 2023) and uPVC double glazed windows. Externally there is a lawned garden at the front enclosed by mature hedging and a brick wall. A block paved driveway to the front also extends to the side with double opening wrought iron gates which leads to a larger than average single garage with attached garden room/hobbies room. To the rear the garden is of a generous size and laid to lawn with decked seating areas, ornamental pond, decorative stone and specimen shrubs and trees. If you are looking for a detached bungalow, which is ready to move into, 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.



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LOCATION



The location is convenient for daily travel to Chester and neighbouring centres via the Chester inner ring road which leads to the M53 and the motorway network. There are local shopping and schooling facilities in Blacon and regular buses run into Chester. Easy access is available to the Greyhound Retail Park where there is a wide variety of shops, restaurants and an Asda Supermarket. There is also a play park and open green space at the end of the road and there is access to the Chester Millennium Greenway, which runs from Mickle Trafford through the northern half of Chester and continues through Blacon to the River Dee at Queensferry.

THE ACCOMMODATION COMPRISES:

PORCH

Covered porch with external letterbox, outside light, and composite entrance door with double glazed side panel and window light above to the Entrance Hall. Light point.

ENTRANCE HALL



Ceiling light point, smoke alarm, single radiator with thermostat, wall cupboard housing the electric meter and electrical consumer unit, picture rails, burglar alarm control pad and Hive central heating controls. Doors to the Living Room/Dining Area, Bedroom 1, Bedroom 2, and Shower Room.

LIVING ROOM/DINING AREA

6.78m x 3.66m extending to 3.78m (22'3" x 12' extending to 12'5")



uPVC double glazed bay window with decorative leaded up sections overlooking the front, two double radiators with thermostats, uPVC double glazed window with decorative leaded up sections to the side, coved ceiling, two ceiling light points, arched display recess, and stone fireplace and hearth with electric log-effect fire. Door to the Kitchen.



DIRECTIONS

Follow Blacon Avenue continue past the parade of shops which then leads into Saughall Road. Continue straight across at the mini-roundabout and take the next turning left into Egerton Road. Then take the second turning right into Mayfield Road and the property will then be observed after a short distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester County Council.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * There is a Smart meter for the gas and electric provided by E-On Energy.
- * The property has been maintained and improved to a high standard to include a new kitchen with integrated Neff appliances and the matching cabinetry in the second reception room/large utility in 2017; a new shower room in 2024; and a new boiler in 2023. The orangery was added in 2016.
- There is electric under floor heating in the kitchen, orangery and utility/reception room.
- * Low maintenance uPVC fascia boards, soffits and replacement guttering have been installed.
- * The property is protected by a burglar alarm.

ANTI-MONEY LAUNDERING REGULATIONS

Our client advises that there will be a charge for anti-money laundering (AML) checks. Our client is required to conduct ID/AML and source-of-funds checks for the properties that they sell. The charge to purchasers is £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice. Please be advised that should a prospective buyer make an offer that is accepted, this charge will be payable and taken by phone as part of the purchaser compliance call before a memorandum of sale can be issued.

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/SLC

OUTSIDE REAR



To the rear there is a neatly laid lawn with specimen shrubs and trees, decorative stone and ornamental pond with waterfall together with block paved pathways, a decked seating area with pergola. and a paved patio and composite decked seating area enjoying patio doors from the orangery. External double power point, and outside LED spotlighting.

GARDEN ROOM/HOBBIES ROOM

3.81m x 2.49m (12'6" x 8'2")

Attached to the rear of the garage there is an additional room with fitted base cupboards and worktop, a vaulted style ceiling, painted brickwork, fluorescent strip light, ample power points, uPVC double glazed window and uPVC sliding patio doors.



KITCHEN

3.63m x 2.59m (11'11" x 8'6")



Fitted with a modern range of 'Masterclass' grey fronted base units incorporating drawers and cupboards with quartz worktops and matching upstands. Villeroy & Boch Belfast style sink with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring Neff touch control induction hob with Neff extractor and built-in Neff 'tilt and slide' electric fan assisted oven and grill, integrated Neff dishwasher, Neff fridge and Neff washer dryer. Recessed LED ceiling spotlights, uPVC double glazed window, and tiled floor with electric underfloor heating. Opening to the Orangery.

ORANGERY

6.45m x 2.24m (21'2" x 7'4")



uPVC double glazed windows and fitted blinds, lantern style roof, recessed LED ceiling spotlights, tiled floor with electric underfloor heating, fitted wooden breakfast bar/worktop, and uPVC double

glazed patio doors to outside. Opening to Reception Room/Utility space.



RECEPTION ROOM/UTILITY SPACE

3.43m x 3.20m (11'3" x 10'6")



Fitted with a matching range of cabinets to length of one wall incorporating tall double storage cupboards with shelving, wine rack and drawers, two base cupboards with drawer units and quartz worktop. Recessed LED ceiling spotlights, access to loft space, tiled floor with electric underfloor heating, integrated Neff freezer with quartz worktop and breakfast bar, and wall cupboard housing a Vaillant Ecotech Pro 28 combination condensing gas fired central heating boiler. Opening to Inner Hall.

INNER HALL

Hanging for cloaks, and tiled floor. Doors to Study/Bedroom 3.

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STUDY/BEDROOM 3
3.07m x 2.08m (10'1" x 6'10")



Fitted with a range of office furniture incorporating a large L-shaped desk with drawer units and extensive full height shelving, ceiling light point, laminate wood-effect strip flooring, double radiator with thermostat and uPVC double glazed window to the front.

SEPARATE WC
1.83m x 1.14m (6' x 3'9")

White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and storage cupboard beneath. Recessed LED ceiling spotlights, fitted glass shelf and wall mirror, tiled floor and double wall cupboard.

BEDROOM 1
3.63m into wardrobe x 3.63m (11'11" into wardrobe x 11'11")



Full height fitted wardrobe with three sliding mirrored doors

having hanging space and shelving, fitted dressing table and six drawer unit, ceiling light point, single radiator and uPVC double glazed window overlooking the front.

BEDROOM 2
3.63m max x 3.02m (11'11" max x 9'11")



Fitted tallboy unit with wardrobe and storage drawers beneath. uPVC double glazed window to rear, ceiling light point, double radiator with thermostat and access to loft space.

SHOWER ROOM
2.36m x 1.57m (7'9" x 5'2")



Well appointed and recently fitted shower room comprising: walk-in shower with canopy style shower head, extendable shower attachment and glazed shower screen; low-level wall hung WC with concealed dual-flush cistern; and wash hand basin with mixer tap and two storage drawers beneath. Mirror fronted medicine cabinet, extractor, recessed LED ceiling spotlights, ladder style

towel radiator, fully tiled walls, tiled floor and display recess with glass shelf and mirror.

LOFT ROOM
4.52m x 3.12m (14'10" x 10'3")



Pitched plastered ceiling with strip light, spotlights and double glazed Velux rooflight, double radiator, TV aerial point and access to eaves storage space.

OUTSIDE FRONT



To the front there is a lawned garden with border being enclosed by established hedging and a brick wall. A block paved driveway with double opening metal gates to the side provides access to a single brick built garage. There is a further block paved area to the side with external gas meter cupboard.



SINGLE GARAGE
6.10m x 3.89m (20' x 12'9")

With electronic remote controlled roller shutter door, fluorescent strip lighting and power.