



| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 | EU Directive 2002/91/EC |

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-------------------------|
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
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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 1974

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.



41 Eaton Mews

Handbridge, Chester,
CH4 7EJ

Price
£315,000

* CLOSE TO LOCAL AMENITIES IN HANDBRIDGE * VIEWS TOWARDS PLAYING FIELDS AT THE REAR. A modern and recently improved three bedroom end Georgian style townhouse forming part of a small cul-de-sac development ideally situated off Eaton Road in the popular suburb of Handbridge. The accommodation briefly comprises: entrance hall, large living room with bay window overlooking the front and study area, beautifully fitted kitchen with quartz worktops and breakfast bar, utility room, landing, bedroom one with built-in wardrobes, bedroom two with built-in wardrobe, bedroom three, and a well appointed bathroom with free-standing bath and walk-in wet shower. The property benefits from UPVC double glazing and has gas fired central heating with a combination condensing boiler which was installed in 2023. Externally, there are easy to maintain gardens to front and rear, single garage and on street parking.

LOCATION



Airport 30 miles, Manchester Airport 39 miles and Manchester 46 miles.
(Source RAC Route-planner)

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

2.39m x 1.24m (7'10" x 4'1")



The property is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. The famous rows offer 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 year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

APPROXIMATE DISTANCES

Approximate Distances: Chester city centre 1 mile, Chester Business Park 2 miles, Wrexham 12 miles, Mold 14 miles, Warrington 27 miles, Liverpool 27 miles, John Lennon

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

OUTSIDE REAR



To the rear, the garden is also designed for ease of maintenance and is predominately flagged with shrubbery and trees including an apple tree. The garden is enclosed by wooden fencing and there is a side pedestrian access gate. The garden enjoys a good degree of privacy and a westerly aspect.

SINGLE GARAGE



Single garage with an up and over garage door located in a block of garages within Eaton Mews.

DIRECTIONS

From the Agent's Chester office proceed left towards the

traffic lights and turn right into Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge, past the service station and at the fork in the road bear left into Eaton Road. Follow Eaton Road and take the first turning right in Eaton Mews. The property will then be found towards after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* During 2023 the property was subject to a scheme of modernisation and improvement to include: a new kitchen and utility, new bathroom with walk-in wet shower, new boiler, new electrical consumer unit; and new flooring,

*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

LIVING ROOM

6.27m x 3.25m extending to 4.60m (20'7" x 10'8" extending to 15'1")



KITCHEN

2.82m x 2.69m (9'3" x 8'10")



Fitted with a contemporary range of gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops incorporating a small breakfast bar. Inset one and half bowl composite sink unit with drainer grooved into the worktop and extendable chrome mixer tap. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill, plumbing and space for dishwasher, space for tall fridge/freezer, laminate wood strip flooring, recessed LED ceiling spotlights, and UPVC double glazed window overlooking the rear.

UTILITY ROOM

2.84m max x 1.78m (9'4" max x 5'10")



Fitted worktop with double storage cupboard beneath and inset composite single bowl sink unit and drainer with chrome mixer tap, three matching wall cupboards, plumbing and space for washing machine, laminate wood strip flooring, contemporary radiator, recessed LED ceiling spotlights, built-in cupboard housing a Baxi 800 combination condensing gas fired central heating boiler with LED ceiling spotlight, UPVC double glazed window with obscured glass, and UPVC double glazed door to outside

FIRST FLOOR LANDING



Access to loft space, and ceiling light point. Doors to

bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.39m x 2.69m (14'5" x 8'10")



UPVC double glazed window overlooking the rear which enjoys views towards playing fields, ceiling light point, single radiator, and built-in wardrobe with two sliding doors having hanging space and shelving.

VIEW TO REAR



BEDROOM TWO

4.17m x 2.39m (13'8" x 7'10")



UPVC double glazed window overlooking the front, ceiling light point, single radiator, and built-in wardrobe with two sliding doors having hanging space and shelving.

BEDROOM THREE

3.00m max x 2.13m (9'10" max x 7')

UPVC double glazed window overlooking the front, ceiling light point, and single radiator.

BATHROOM

2.74m x 1.78m (9' x 5'10")



Well appointed bathroom finished to a high standard and

comprising: free-standing double ended bath with wall mounted mixer tap and extendable shower attachment; walk-in tiled shower enclosure with glazed screens, and thermostatic mixer shower with canopy style rain shower head and extendable shower attachment; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and two storage drawers beneath. Tiled floor, fully tiled walls, recessed LED ceiling spotlights, extractor, illuminated mirror fronted medicine cabinet, contemporary tall radiator with chrome towel rails, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is an easy to maintain paved garden.