

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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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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 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.



466 Chester Road

Little Sutton, Ellesmere Port,
CH66 3RD

Price

£240,000

MATURE SEMI-DETACHED HOUSE ON A GENEROUS PLOT – WALKING DISTANCE TO LITTLE SUTTON.

A charming three-bedroom semi-detached home, pleasantly positioned set back from Chester Road in the sought-after village of Little Sutton. The accommodation includes a canopy porch and welcoming entrance hall, a bright living room with bay window, wood block parquet flooring and a brick-lined fireplace housing a cast iron log burner. To the rear is an open-plan kitchen and dining area, fitted with a bespoke range of cabinetry with granite worktops, tiled flooring throughout and French doors opening to the garden. To the first floor there is a landing with spindled balustrade, three bedrooms and a spacious bathroom featuring a panelled bath and walk-in tiled shower enclosure. The property benefits from gas fired central heating via a modern combination condensing boiler and uPVC double glazed windows. Externally, the home enjoys a generous lawned frontage with driveway parking, while the enclosed rear garden features a lawned area, Indian stone patio and decorative stone borders. Offered for sale with no onward chain.

LOCATION

The property is conveniently situated within walking distance of Little Sutton Village with plenty of local shops and amenities. The Little Sutton Railway Station links Chester and Liverpool.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

uPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL



Radiator with radiator cover concealing the electric meter and electrical consumer unit, uPVC double glazed window with obscure glass, coved ceiling, ceiling light point, smoke alarm, wood block parquet flooring and staircase to the first floor. Stripped pitch pine door with glazed inserts to the living room.

LIVING ROOM

4.39m plus bay x 3.86m max (14'5" plus bay x 12'8" max)



uPVC double glazed bay window overlooking the front garden, moulded ceiling with ceiling light point, picture rails, double radiator with thermostat, wood block parquet flooring and chimney breast with brick-lined fireplace and slate hearth housing an Aga cast-iron log burner. Stripped pitch pine doors to the kitchen/dining area and understairs storage cupboard.



UNDERSTAIRS STORAGE CUPBOARD

Housing a Glow Worm Betacom 3 30C condensing combination boiler and the gas meter.

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

PS/SLC



approximately two miles into Little Sutton. The property will then be found set back on the left-hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

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

*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.



DIRECTIONS

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout proceed straight across. Follow the Chester Road through the sets of traffic lights for

KITCHEN/DINING AREA

5.41m max x 4.83m max (17'9" max x 15'10" max)



Open-plan kitchen/dining area with tiled floor.

KITCHEN



Fitted with a bespoke range of 'in-frame' kitchen cabinetry incorporating drawers, cupboards and a larder unit with quartz worktops and matching upstands. Inset one and a half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring Smeg induction touch control ceramic hob and built-in electric Bosch double oven and grill. Integrated dishwasher, plumbing and space for washing machine. Contemporary radiator, tiled floor, two ceiling light points, uPVC double glazed window to side,

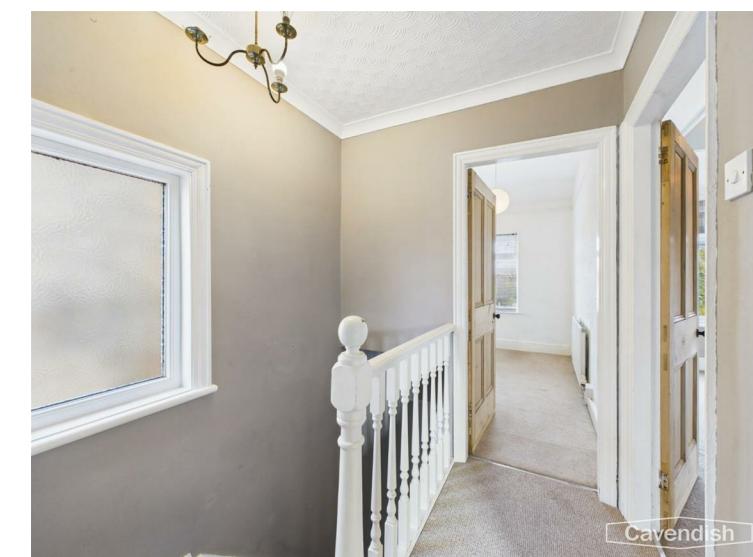
and wooden panelled door to outside. Wide opening to the dining area.

DINING AREA



Coved ceiling, ceiling light point, double radiator with thermostat, chimney breast with decorative recess and uPVC double glazed French doors with full height windows to each side to the rear garden.

FIRST FLOOR LANDING



With spindled balustrade, coved ceiling, ceiling light point, smoke alarm, uPVC double glazed window with obscure glass, and access to loft space. Stripped pitch pine doors to bedroom 1, bedroom 2, bedroom 3 and bathroom.

BEDROOM 1

4.42m x 2.92m (14'6" x 9'7")



uPVC double glazed window overlooking the front, moulded ceiling with ceiling light point, picture rails, and double radiator with thermostat.

BEDROOM 2

3.18m x 2.90m max (10'5" x 9'6" max)



Two uPVC double glazed windows overlooking the rear, moulded ceiling with ceiling light point, picture rails, and single radiator with thermostat.

BEDROOM 3

3.33m max x 1.85m (10'11" max x 6'1")



uPVC double glazed window overlooking front, ceiling light point, single radiator with thermostat, and over-stairs shelf.

BATHROOM

4.34m x 1.75m (14'3" x 5'9")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap; low-level dual flush WC; wall mounted wash hand basin with mixer tap, tiled splashback and storage drawer beneath; and walk-in tiled shower enclosure with extendable shower attachment, canopy style rain shower head and glazed shower screens. Part-wooden panelled walls, wall tiling to bath area, two chrome ladder

style radiators, mirror fronted medicine cabinet, laminate wood strip flooring, recessed ceiling spotlights, extractor and uPVC double glazed window with obscure glass.

OUTSIDE FRONT



The property enjoys a generous sized plot and is set back from Chester Road. To the front there is a lawned garden with driveway parking. A gate at the side provides access to the rear garden.



REAR GARDEN



To the rear there is an Indian stone flagged patio with decorative stone and steps leading up to a raised lawned garden with brick retaining wall being enclosed by concrete sectional wooden panelled fencing. Timber garden shed and external double power point.

