

12 Radnor Drive, Westminster Park, Chester, CH4 7PT

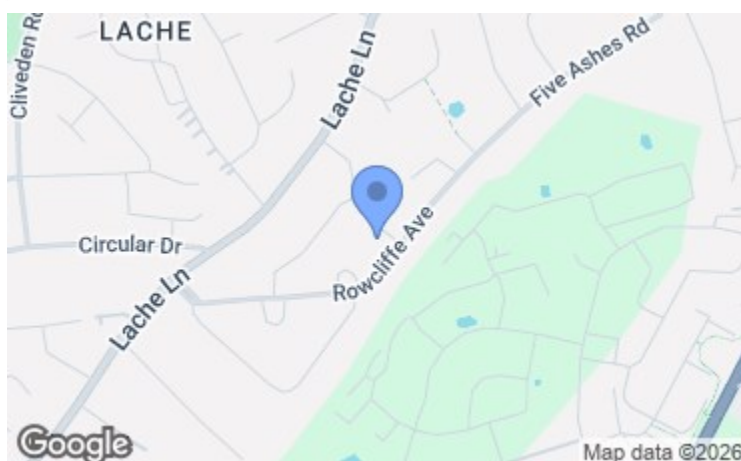
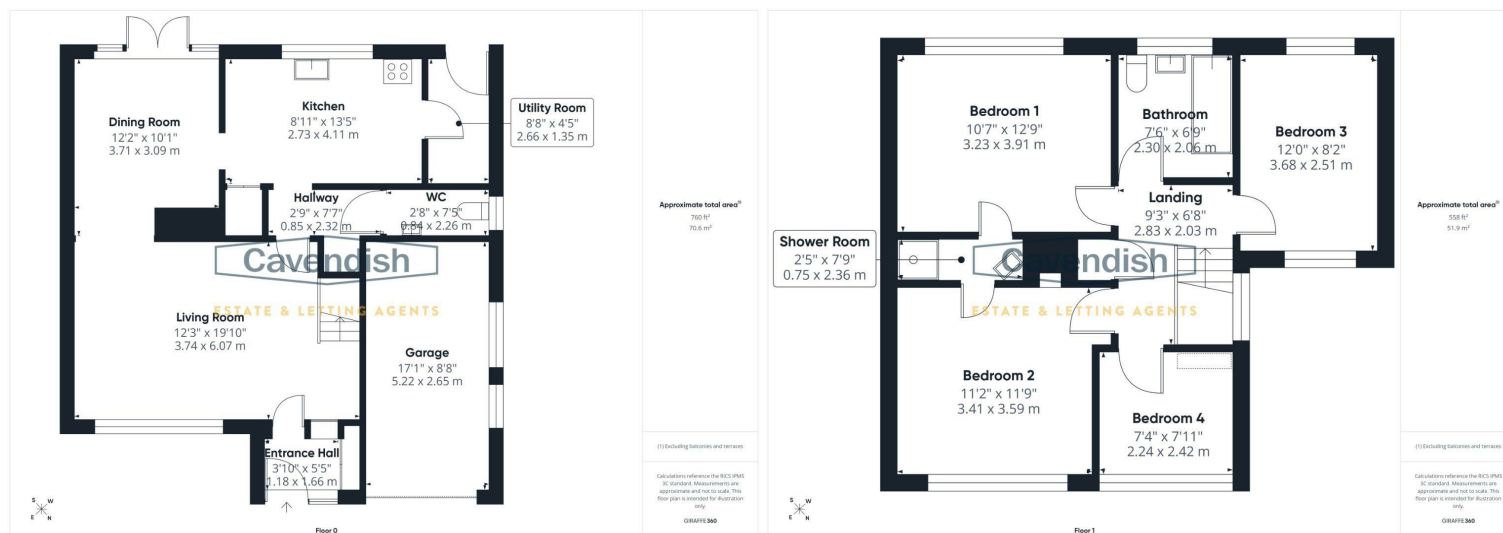
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current / Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current / Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO ₂ emissions	
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Price
£450,000

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.

DETACHED FAMILY HOME | FOUR BEDROOMS | SOUGHT-AFTER WESTMINSTER PARK LOCATION

Situated on the highly desirable Radnor Drive, just off Lache Lane in the ever-popular suburb of Westminster Park, this well-presented four-bedroom detached family home offers spacious and practical accommodation, ideal for modern living. The accommodation briefly comprises an inviting entrance hallway with a useful built-in storage cupboard, perfect for coats and shoes, a generous living room featuring an attractive fireplace with Living Flame coal-effect gas fire, and a separate dining room with French doors opening onto the rear garden. The contemporary kitchen is complemented by a useful utility room fitted with a Belfast-style sink, plumbing for a washing machine and space for a tumble dryer. An inner hallway provides access to the convenient ground floor WC. To the first floor, the landing includes a cupboard housing the pressurised hot water cylinder. The principal bedroom and second bedroom benefit from access to an interconnecting shower room, while two further bedrooms are served by a well-appointed family bathroom. The property benefits from UPVC double glazing and gas-fired central heating, enhanced by a pressurised hot water system and Hive smart controls, allowing heating and hot water to be operated remotely via smartphone. An electric vehicle charging point is also installed.

Externally, the front of the property features an attractive low-maintenance crushed slate garden with circular paving detail, alongside a block-paved double-width driveway leading to the single garage. The enclosed rear garden enjoys a desirable southerly aspect and has been thoughtfully landscaped with a lawn, mature shrubs, flagged patio seating area, raised planting beds and a barked section, creating an ideal space for outdoor relaxation and entertaining.

A superb detached family home in a sought-after location, conveniently placed for excellent schools, local amenities and access to Chester



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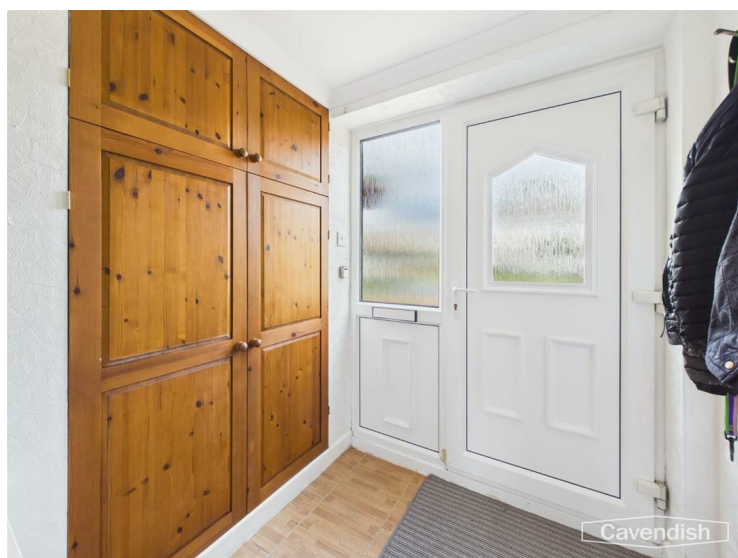
LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst 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. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

1.63m to front of cupboard x 1.17m (5'4" to front of cupboard x 3'10")



UPVC double glazed entrance door with double glazed side panel, coved ceiling, ceiling light point, tiled floor, built-in storage cupboard with hanging space, shelving and storage

cupboard above. Door with glazed internal side window to the living room.

LIVING ROOM

6.07m x 3.73m (19'11" x 12'3")



Feature fireplace with wooden surround and composite stone inset and hearth housing a 'Living Flame' coal-effect gas fire, UPVC double glazed window overlooking the front, coved ceiling with two ceiling light points, two double radiators with thermostats, and oak spindled staircase to the first floor. Opening to the dining room, and glazed door to the inner hall.

third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. At the T junction turn right into Five Ashes Road which leads into Rowcliffe Avenue. Then take the turning right after Boxmoor Close into Radnor Drive and the property will be found on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENT'S NOTES

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

* The property benefits from gas fired central heating with a condensing boiler. A new pressurised hot water cylinder and some new radiators were installed in 2024/25.

* The property is on a water meter.

* The electric car charging point is included in the sale.

* There are Hive controls for the central heating and hot water which can be controlled via a smart phone.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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

OUTSIDE FRONT



To the front, the garden has been designed for ease of maintenance with a crushed slate and circular paved area. A double width block paved driveway leads to a single garage. Useful bin storage area. Electric car charging point to side. A gated pathway at the side provides access to the rear garden.



GARAGE

5.18m x 2.62m (17' x 8'7")

With an up and over garage door, fluorescent strip lighting, wall mounted Glow-worm Energy 7 25R condensing gas fired central heating boiler, electrical consumer unit, electric meter, gas meter, power point, UPVC double glazed window

with obscured glass, and UPVC double glazed door to outside,

OUTSIDE REAR



To the rear the garden has been attractively landscaped with a neatly laid lawn, flagged patio and pathway with well stocked borders, a raised bed and barked area. The garden enjoys a southerly aspect and is enclosed by wooden panelled fencing. Retractable electronic sun awning, two external double power points, and outside water tap.



DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the

DINING ROOM

3.71m max x 3.05m max (12'2" max x 10' max)



UPVC double glazed French doors with fitted blinds and double glazed side windows to the rear garden, coved ceiling with ceiling light point, vinyl wood effect flooring, and double radiator. Doorway to kitchen.

KITCHEN

4.17m x 2.69m (13'8" x 8'10")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl composite sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted five-ring gas hob with extractor above, and built-in

electric fan assisted oven and grill. Plumbing and space for dishwasher, space for fridge and freezer, concealed under-cupboard lighting, coved ceiling with recessed LED ceiling spotlights, built-in larder cupboard with pull-out drawers and shelving, vinyl wood effect flooring, and UPVC double glazed window to rear. Doorway to the inner hall and door to the utility room.

UTILITY ROOM

2.67m x 1.35m (8'9" x 4'5")



Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, fitted wall cupboards, part-tiled walls, single radiator, vinyl wood effect flooring, coved ceiling, three recessed LED ceiling spotlights, Belfast style sink unit with mixer tap, and UPVC double glazed door to outside.

INNER HALL

2.29m x 0.81m plus understairs recess (7'6" x 2'8" plus understairs recess)

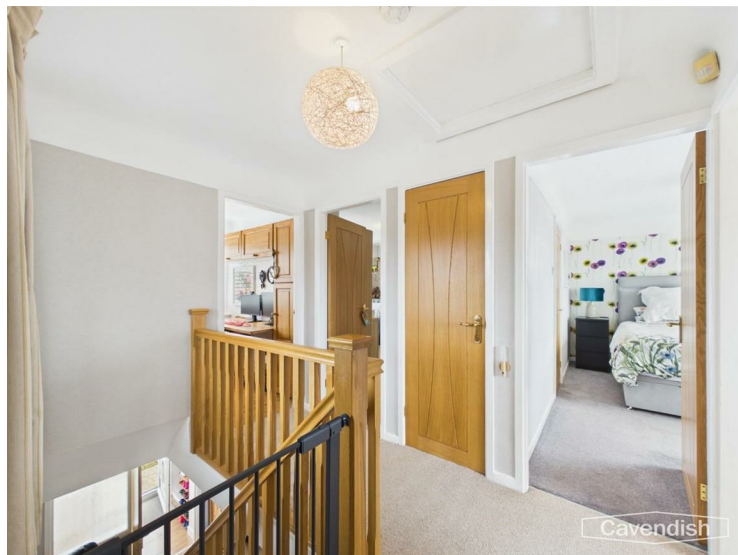
Ceiling light point, vinyl wood strip flooring, and useful understairs storage area. Door to the downstairs WC.

DOWNSTAIRS WC
2.26m x 0.84m (7'5" x 2'9")



Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Wooden panelled effect walls, coved ceiling with two recessed LED ceiling spotlights, vinyl tile effect flooring, single radiator, and UPVC double glazed window with obscured glass.

LANDING
2.84m x 2.01m (9'4" x 6'7")



Coved ceiling with ceiling light point, smoke alarm, oak spindled balustrade, UPVC double glazed window with obscured glass and shutters, built-in cupboard housing the

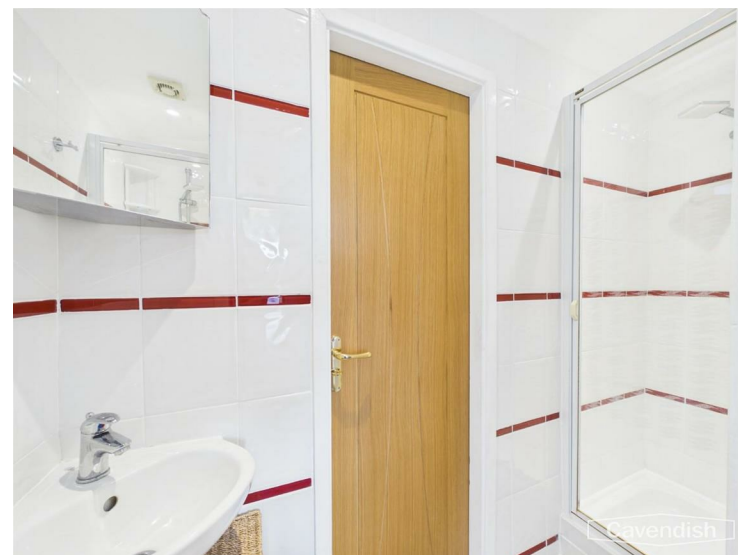
pressurised hot water cylinder, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE
3.91m x 3.25m (12'10" x 10'8")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and double radiator with thermostat. Door to interconnecting shower room.

INTERCONNECTING SHOWER ROOM
2.13m x 0.71m (7'92" x 2'4")



Comprising: tiled shower enclosure with mixer shower and glazed door; and corner wall mounted wash hand basin with

mixer tap. Tiled walls, laminate wood effect strip flooring, coved ceiling, two recessed LED ceiling spotlights, and extractor.

BEDROOM TWO
3.40m x 3.53m plus door recess (11'2" x 11'7" plus door recess)



UPVC double glazed window with shutters overlooking the front, coved ceiling, ceiling light point, and double radiator with thermostat. Door to interconnecting shower room.

BEDROOM THREE
3.66m x 2.51m (12' x 8'3")



Dual-aspect bedroom with UPVC double glazed windows and shutters overlooking the front and rear, ceiling light point, single radiator, coved ceiling, and ceiling light point.

BEDROOM FOUR
2.44m x 2.24m (8' x 7'4")



UPVC double glazed window with shutters overlooking the front, coved ceiling, ceiling light point, double radiator with thermostat, and laminate wood strip flooring.

FAMILY BATHROOM
2.29m x 2.03m (7'6" x 6'8")



Comprising: enamelled bath with tiled side panel, mixer tap and shower attachment; wall mounted wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, chrome towel radiator, single radiator, vinyl floor covering, coved ceiling, and recessed LED ceiling spotlights.