

1 Deeside Crescent, Deeside Lane, Sealand, Chester, CH1 6BY

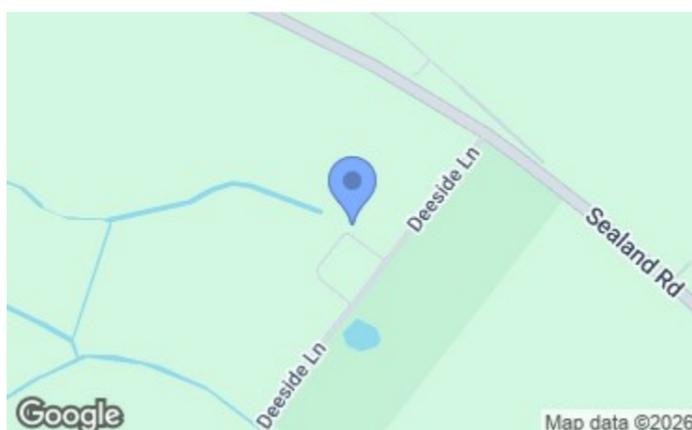
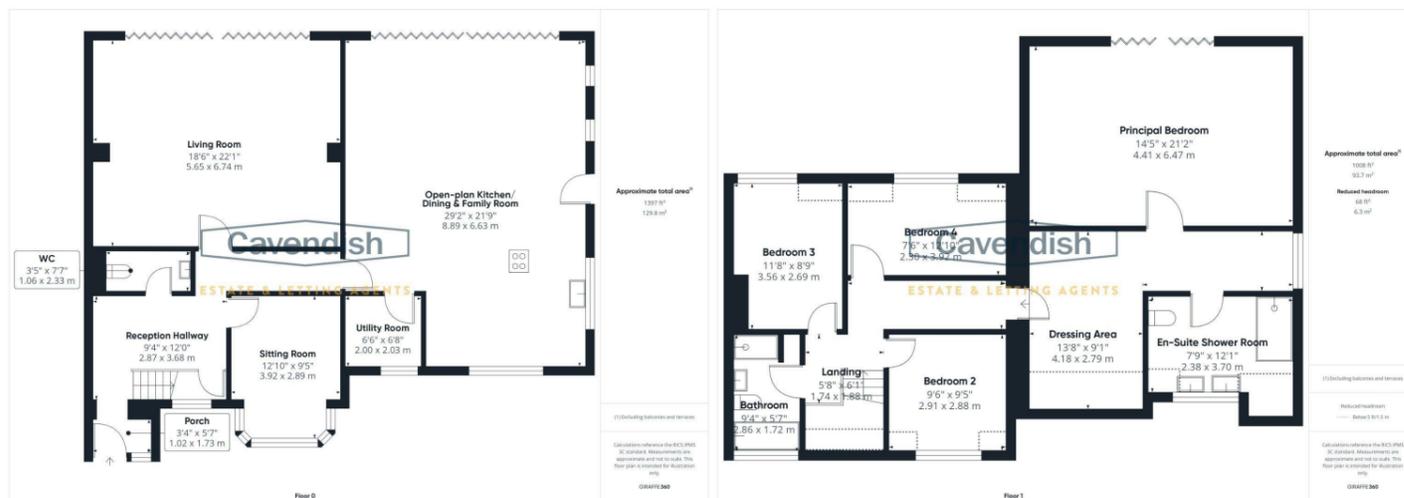
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	56
(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	18
(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

1 Deeside Crescent
Deeside Lane, Sealand, Chester
CH1 6BY

Price
£500,000

* EXTENDED & IMPROVED TO A HIGH STANDARD * APPROXIMATELY 2,400 SQ FT. A beautifully presented four bedroom semi-detached house conveniently situated off Sealand Road on the outskirts of Chester backing onto fields. The property has been extended at the side on two storeys and to the rear to create a large family home with a versatile layout. The accommodation briefly comprises: porch, reception hallway, downstairs WC, sitting room with bay window overlooking the front, large living room with part vaulted ceiling and bi-folding doors to outside, a breathtaking open-plan kitchen and dining/family room with bi-folding doors to outside, utility room, first floor landing, principal bedroom suite with large bedroom featuring a vaulted ceiling and bi-folding doors with Juliet style balcony, dressing area and luxuriously appointed en-suite shower room, three further bedrooms and family bathroom with bath and separate shower. The property benefits from UPVC double glazed windows, aluminium framed double glazed bi-folding doors and has gas (LPG) fired central heating with underfloor heating in the living kitchen and utility room. Externally there is a lawned garden at the front with shrubbery and trees and a crushed slate driveway. To the side and rear there is a lawned garden which is enclosed with a crushed slate pathway.



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LOCATION

The property forms part of a crescent of houses along Deeside Lane, which is close to the popular village of Saughall. Saughall provides a range of village amenities to include a primary school, village store and post office, doctors' surgery, pharmacy, and village pub. Chester city centre is also 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 year. The property is conveniently situated for commuting to Chester, the Wirral, Merseyside, North Wales and Manchester. The motorway network is approached by the M56 and the M53 motorways, both of which are close at hand. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and both are served by international airports.

THE ACCOMMODATION COMPRISES:**PORCH**

1.73m x 0.99m (5'8" x 3'3")

UPVC double glazed entrance door, UPVC double glazed window, wall light point, and tiled floor. Opening to the reception hallway.

RECEPTION HALLWAY

3.66m x 2.87m (12' x 9'5")



Recessed LED ceiling spotlights, mains connected smoke alarm, double radiator with thermostat, tiled floor, wireless digital central heating controls, and turned spindled staircase to the first floor

with built-in understairs storage cupboard. Oak veneered doors to the sitting room and downstairs WC, and opening to the inner hall.

DOWNSTAIRS WC

2.34m x 1.04m (7'8" x 3'5")

White suite comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and storage drawer beneath. Recessed LED ceiling spotlights, tiled floor, and extractor.

SITTING ROOM

3.94m into bay x 2.92m (12'11" into bay x 9'7")



UPVC double glazed bay window overlooking the front garden, coved ceiling, ceiling light point, double radiator with thermostat, provision for wall mounted flat screen television, and tiled floor.

INNER HALL

3.81m x 1.04m (12'6" x 3'5")

Three recessed LED ceiling spotlights, double radiator with thermostat, and tiled floor. Oak veneered doors to the living room and kitchen/dining/family room.

LIVING ROOM

6.76m x 5.59m max (22'2" x 18'4" max)

A large entertaining room with part-vaulted ceiling and two double glazed Velux roof lights, ceiling light point, recessed LED ceiling spotlights, two double radiators with thermostats, provision for wall mounted flat screen television, laminate wood strip flooring, and aluminium framed double glazed bi-folding doors with glazed apex window light above opening to the rear garden.

**DIRECTIONS**

From the agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the railway bridge and along New Crane Street into Sealand Road. Follow Sealand Road proceeding straight across at five sets of traffic lights, and after approximately a mile and three quarters take the turning left at the golf driving range into Deeside Lane. Follow Deeside Lane and Deeside Crescent will be found after a short distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENT'S NOTES

* The property benefits from LPG central heating with a Worcester boiler. There is underfloor heating in the dining kitchen and utility and radiators in the other rooms of the house. There are three thermostats for the central heating controlling three zones. Zone 1 - family/dining/kitchen and utility room with underfloor heating; Zone 2 - reception hallway, sitting room, living room, landing, bedroom two, bedroom three, bedroom four and family bathroom; an Zone 3 - principal bedroom suite with bedroom, dressing area and en-suite shower room.

* The property is on a water rates.

* Mains electricity, water are connected.

* Shared private drainage with the 12 houses on Deeside Crescent.

* From 2021 the property has been subject to a comprehensive scheme of modernisation and improvement to include a large side extension and rear extension, rewiring, replastering, new central heating system, new UPVC double glazed windows, new aluminium framed bi-folding doors in the living room and dining area of the kitchen, new sanitaryware, new kitchen, new skirting boards, architraving and internal doors.

* There are four CCTV cameras which can be connected via an app to a smart phone.

***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

OUTSIDE FRONT



To the front there is a lawned garden with shrubbery and trees and a crushed slate driveway. A wooden gate at the side provides access to the side and rear garden.



OUTSIDE SIDE AND REAR



To the side and rear there is a lawned garden enclosed by wooden post and rail fencing and mixed hedging with a number of mature trees and crushed slate pathways with brick edging. Contemporary outside lighting, outside water tap, and store for the LPG bottles.



KITCHEN/DINING/FAMILY ROOM
8.86m x 6.58m overall (29'1" x 21'7" overall)



Large open-plan living kitchen incorporating a fitted kitchen and family/dining area.

KITCHEN AREA

Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with chrome handles and oak worktops. Inset Belfast style sink unit with chrome mixer tap. Matching island unit with cupboards and drawers and an oak worktop incorporating a breakfast bar with fitted five-ring gas hob, worktop mounted extractor, built-in Neff 'tilt and slide' electric fan assisted oven and grill, microwave oven, and Neff warming drawer, Integrated dishwasher and fridge/freezer, exposed timbers, recessed LED ceiling spotlights, mains connected heat

alarm, three ceiling light points, tiled floor, concealed under-cupboard lighting, digital thermostatic heating controls, fitted bench seat, and two UPVC double glazed windows overlooking the front and side with oak windowsills, and door to side.



DINING/FAMILY AREA

Recessed LED ceiling spotlights, three ceiling light points, tiled floor, provision for wall mounted flat screen television, space for large dining table and chairs, two tall UPVC double glazed windows to the side, and aluminium framed double glazed bi-folding doors to the rear garden,

UTILITY ROOM

2.01m x 1.96m (6'7" x 6'5")
UPVC double glazed window overlooking the front, recessed LED ceiling spotlights, wall mounted Worcester combination condensing gas (LPG) fired central heating boiler, plumbing and space for washing machine, space for tumble dryer and fridge/freezer, and tiled floor.

LANDING

UPVC double glazed window on the half landing, spindled balustrade, recessed LED ceiling spotlights, mains connected smoke alarm, and contemporary column style radiator. Oak veneered door with step leading down to the principal bedroom suite, and oak veneered doors to bedroom two, bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM SUITE

Large principal bedroom suite incorporating a spacious bedroom, dressing area and en-suite shower room.

PRINCIPAL BEDROOM

6.50m x 4.39m (21'4" x 14'5")



Large principal bedroom with high vaulted ceiling, ceiling light point and two double glazed Velux roof lights, aluminium framed double glazed bi-folding doors with Juliet style balcony, provision for recessed flat screen television and sound bar, and contemporary column style radiator.



DRESSING AREA

4.19m x 2.77m extending to 6.60m (13'9" x 9'1" extending to 21'8")



Part-vaulted ceiling with ceiling light point, exposed timber and three recessed LED ceiling spotlights, thermostatic heating controls, double glazed Velux roof light with fitted blind, UPVC double glazed window to side, and contemporary tall tubular radiator. Oak veneered doors to the bedroom and en-suite shower room.

EN-SUITE SHOWER ROOM

3.68m x 2.95m (12'1" x 9'8")



Luxuriously appointed en suite comprising walk in tiled shower enclosure with canopy style rain shower head, extendable shower attachment and glazed shower screen, quartz marble effect worktop with two inset sink units, mixer taps, matching splashback and storage cupboards beneath and low level dual flush WC with

fitted cupboards to each side. Exposed timber, column style radiator with chrome towel rail, recessed LED ceiling spotlights, extractor, decorative tiled floor, UPVC double glazed window with obscured glass.

BEDROOM TWO

2.92m x 2.90m (9'7" x 9'6")



UPVC double glazed window overlooking the front, access to loft space with retractable wooden ladder, ceiling light point, and double radiator with thermostat.

BEDROOM THREE

3.91m x 2.31m (12'10" x 7'7")



UPVC double glazed window overlooking the rear, contemporary column style radiator, ceiling light point, and provision for wall mounted flat screen television.

BEDROOM FOUR

3.56m x 2.67m (11'8" x 8'9")



UPVC double glazed window overlooking the rear, ceiling light point, and contemporary column style radiator.

FAMILY BATHROOM

2.84m x 1.70m (9'4" x 5'7")



Well appointed suite in white with chrome style fittings comprising: panelled bath; tiled shower enclosure with extendable shower attachment, canopy style rain shower head, glazed shower screen and glazed door; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC with concealed cistern. Decorative tiled floor, chrome ladder style towel radiator, part tiled walls, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.