

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		69	84
	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		

25 Barony Way
Chester,
CH4 7NP

Price
£365,000

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.

* EXTENDED DETACHED HOUSE * LARGE GARDEN, DRIVEWAY & GARAGE. A modern four bedroom detached house forming part of an established residential area conveniently located close to Lache Lane and within easy reach of the city centre. The accommodation, which has been skilfully extended on two storeys, briefly comprises: entrance hallway, cloakroom/WC, dual-aspect living room, fitted kitchen with granite worktops and range style cooker, utility room, separate dining room with feature fireplace, UPVC double glazed conservatory with electric underfloor heating and three sets of doors leading out to the garden, landing with two built-in storage cupboards, principal bedroom with fitted wardrobes, shower room, three further bedrooms, and family bathroom with separate shower. The property benefits from UPVC double glazed windows and has gas fired central heating with a modern boiler. The property is set back from Barony Way and is approached via a tarmac driveway which leads to a single garage. To the rear there is a larger than average garden laid mainly to lawn enclosed by hedging and fencing.





DOWNSTAIRS WC
1.19m max x 1.17m (3'11" max x 3'10")



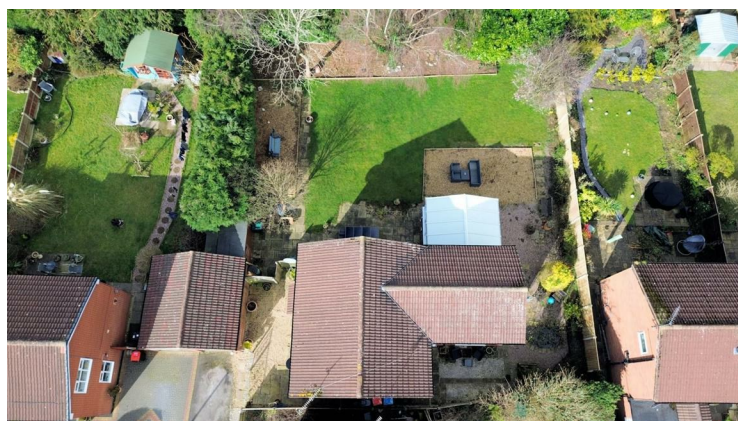
White suite comprising: low level dual -flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. UPVC double glazed window with obscured leaded glass, ceiling light point, chrome ladder style towel radiator, tiled floor, and tiled display shelf with fitted mirror.

LIVING ROOM
6.58m x 3.25m (21'7" x 10'8")



Dual-aspect room with a UPVC double glazed window and UPVC double glazed French doors to outside, two TV aerial points, coved ceiling, two ceiling light points, two double radiators with thermostats, marble fireplace with granite insert and hearth housing a 'Living Flame' coal-effect enclosed gas fire.

LOCATION



The property is located in a popular residential area, close to Lache Lane. Local amenities include a parade of shops in Westminster Park. The city centre is just over a mile away. Nearby Handbridge provides further shops, restaurants, pubs, a Church and schools for all ages. The renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH
With outside light.

RECEPTION HALL
UPVC double glazed entrance door with double glazed side panel, ceiling light point, wall light point, double radiator with thermostat, dado rail, cupboard housing the electric meter, electrical consumer board and gas meter, two wall light points, digital thermostatic heating controls, and spindled staircase to the first floor with understairs storage cupboard. Doors to the utility room and downstairs WC, and opening to inner hall.

INNER HALL
Ceiling light point, double radiator with thermostat, dado rail, and UPVC double glazed door to outside. Doors to the living room, dining room and kitchen.



OUTSIDE COURTYARD AND SIDE GARDEN



To the side there is an area of decorative stone with raised beds, stepping stone pathway and ornamental pond. There is also a delightful courtyard area with Indian stone paving and gravel enjoying French doors from the living room and a door from the inner hall.

DIRECTIONS

From Chester city centre, proceed out over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue along Lache Lane, passing the turning for Lache Park Avenue and Clifford Drive, and turn right into Circular Drive. Follow Circular Drive and at the bend in the road, take the turning left into Green Lane which leads into Barony Way. The property will then be found after some distance on the left hand side, set back from the road.

AGENTS NOTES

- * The property is on a water meter.
- * Mains electricity, gas, water and drainage are connected.
- * The property benefits from UPVC double glazed windows.
- * The property has gas fired central heating with electric underfloor heating in the conservatory.
- * An electric car charging point has been installed.

TENURE

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

COUNCIL TAX

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

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the 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.

EXTRASERVICES

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

FAMILY BATHROOM

2.67m max x 2.49m max (8'9" max x 8'2" max)



Cavendish

Modern white suite comprising: spa bath with tiled side panel, mixer tap and shower attachment; tiled shower enclosure with wall mounted mixer shower and folding glazed door; fitted worktop with semi-inset wash hand basin, mixer tap and storage beneath; low level dual-flush WC with concealed cistern. Tiled walls with recessed tiled shelf, ladder style towel radiator, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property occupies a larger than average plot set back from Barony Way. To the front there is a tarmac driveway leading to a single brick built garage. A metal gate provides access to an easy to maintain garden with decorative stone. Electric car charging point.

SINGLE GARAGE

5.08m x 2.57m (16'8" x 8'5")

Electronic remote controlled roller shutter door, useful roof storage area, fluorescent strip light, fitted work bench, power, and fitted shelving.

OUTSIDE REAR



To the rear, the garden is a particular feature being of a larger than average size and laid mainly to lawn with decorative stone seating areas, Indian stone paving, and a variety of shrubs, being enclosed by hedging and wooden fencing. The garden enjoys a good degree of privacy. External double power point, and timber built garden shed.



Cavendish

DINING ROOM

4.39m x 3.18m (14'5" x 10'5")



Cavendish

UPVC double glazed leaded window, ceiling light point, three wall light points with dimmer switch controls, double radiator with thermostat, feature 'Living Flame' coal-effect gas fire with marble insert and hearth and painted fireplace surround, and UPVC double glazed double opening doors to the conservatory.

CONSERVATORY

3.96m x 3.66m (13' x 12')



Cavendish

UPVC double glazed conservatory set on a brick-built base with double opening doors and two single doors to outside, a tiled floor with electric underfloor heating, ceiling fan with light, two wall light points,



Cavendish

KITCHEN

4.17m max x 2.72m max (13'8" max x 8'11" max)



Cavendish

Fitted with a comprehensive range of solid wood fronted base and wall level units incorporating drawers, cupboards, glazed display cabinets and shelving with granite worktops. Inset one and half bowl Franke stainless steel sink unit with drainer grooved into the worktop and extendable chrome mixer tap. Free-standing Leisure Professional range style cooker with five-ring gas hob, electric hot plate, double oven, grill and pan drawer with chimney style extractor above. Plumbing and space for dishwasher, concealed under-cupboard spotlighting, wall tiling to work surface areas, recessed LED ceiling spotlights, tiled floor, UPVC double glazed window overlooking the rear garden.

UTILITY ROOM

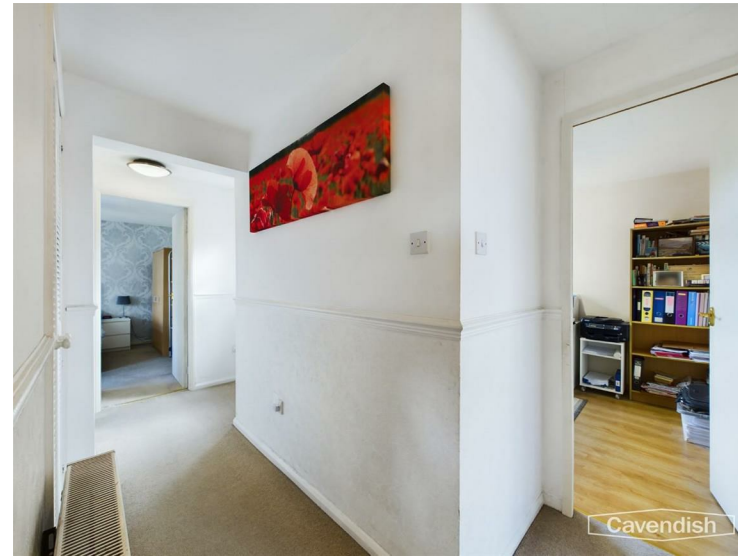
2.74m x 1.96m (9' x 6'5")



Cavendish

Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, ceiling light point, hanging for cloaks, single radiator with thermostat, wall mounted Ideal Logic Max Combi C35 condensing gas fired central heating boiler, slate tiled floor, and UPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING



Cavendish

Double radiator with thermostat, dado rail, two ceiling light points, UPVC double glazed window with obscured leaded glass, built-in storage cupboard with louvred doors and shelving, built-in linen cupboard, and two access hatches to the roof space. Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom and shower room.

BEDROOM ONE

4.37m x 3.48m into wardrobe (14'4" x 11'5" into wardrobe)



Cavendish

Full height fitted wardrobes with three sliding mirrored doors having hanging space and shelving, UPVC double glazed window overlooking the rear garden, ceiling light point, single radiator with thermostat.

SHOWER ROOM

2.84m x 1.19m (9'4" x 3'11")



Cavendish

White suite comprising: shower enclosure with wall tiling and wet boarding with mixer shower, glazed shower screen and sliding glazed door; low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Part-tiled walls, ladder style towel radiator, three recessed ceiling spotlights, extractor, electric shaver point, tiled floor, and UPVC double glazed window with obscured leaded glass.

BEDROOM TWO

3.84m x 3.35m (12'7" x 11')



Cavendish

UPVC double glazed window, ceiling light point, and single radiator with thermostat.

BEDROOM THREE

3.81m x 2.79m (12'6" x 9'2")



Cavendish

UPVC double glazed leaded windows overlooking the side and rear, ceiling light point, single radiator with thermostat, and walk-in storage cupboard with fitted shelving.

BEDROOM FOUR

3.28m max x 2.67m max (10'9" max x 8'9" max)



Cavendish

UPVC double glazed window, ceiling light point, single radiator with thermostat, and laminate wood strip flooring.