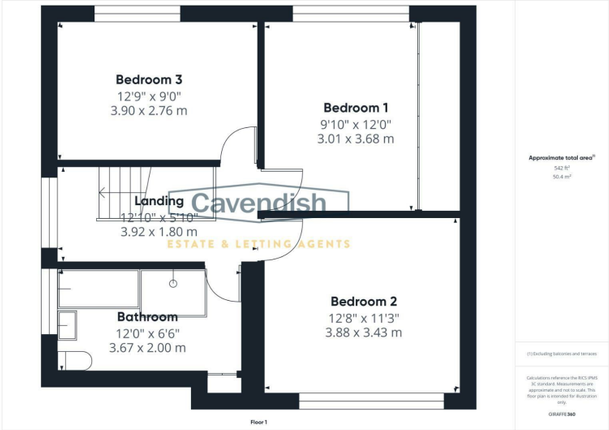

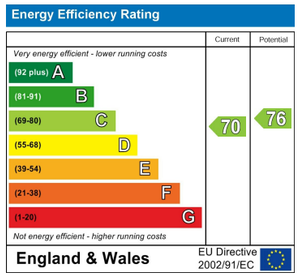

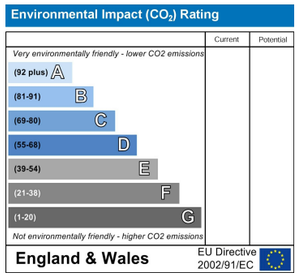

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

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Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk
www.cavendishproperties.co.uk

61 Ringway

Waverton, Chester,
CH3 7NN

Price
£440,000

* SUPERB OPEN-PLAN LIVING KITCHEN * THREE DOUBLE BEDROOMS * CANALSIDE POSITION. A well presented and much improved three bedroom dormer style semi-detached house occupying a pleasant position along Ringway in Waverton which backs onto the Shropshire Union canal. The accommodation briefly comprises: open porch, entrance hallway with built-in storage cupboard, living room/dining area with window overlooking the front and feature 'Living Flame' coal-effect gas fire, open-plan living kitchen with island unit, a number of integrated appliances and double opening French doors to the rear garden, landing, three good size bedrooms, two with views over the canal at the rear, and a well appointed bathroom with bath and separate walk-in shower. The property benefits from gas fired central heating and has UPVC double glazed windows and doors. Externally there is a decorative stone border at the front with a tarmac driveway leading to a single integral garage with roller shutter door. To the rear the garden has been attractively landscaped with a porcelain tiled terrace, lawn and stocked borders. A series of steps lead down to an area of decorative stone and the canal. Properties backing onto the canal in this location are highly favoured and we would strongly recommend viewing to appreciate the setting.

LOCATION

The popular village of Waverton provides a parade of shops, a primary school and community/health centre. There are further amenities offered in the neighbouring village of Christleton including a secondary school, dental practice and leisure centre. The city of Chester is about 4 miles away, providing extensive shops, restaurants, pubs, sports and leisure facilities. Easy access is available to the M53 and the motorway network and the Chester southerly by pass to Deeside and North Wales.

THE ACCOMMODATION COMPRISES:

PORCH

Recessed open porch with terrazzo tiled floor and outside light, UPVC double glazed entrance door with double glazed side panel to the entrance hall.

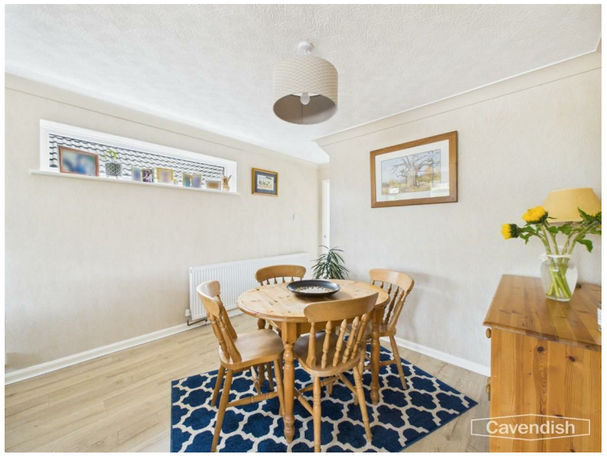
ENTRANCE HALL

Ceiling light point, single radiator with thermostat, laminate wood strip flooring, thermostatic heating controls, staircase to first floor, telephone point. and built-in storage cupboard with hanging rail and storage cupboard above. Doors to the living room/dining area and living kitchen.

LIVING ROOM/DINING AREA

6.35m x 3.66m narrowing to 3.23m (20'10" x 12' narrowing to 10'7")

UPVC double glazed window overlooking the front, feature composite stone fireplace and hearth housing a 'Living Flame' coal-effect gas fire, coved ceiling, two ceiling light points with dimmer switch controls, double radiator with thermostat, laminate wood strip flooring, TV aerial point, and space for dining table and chairs. Door to living kitchen.



61 Ringway, Waverton, Chester, CH3 7NN

DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the 'hamburger' roundabout proceed straight across onto the Whitchurch Road (A41), passing The Cheshire Cat public house. Then take the turning left after Moor Lane into Eggbridge Lane. Follow Eggbridge Lane over the canal and immediately after the parade of shops turn right into Millway and at the T junction turn right which leads into Ringway. The property will then 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 - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that electricity, water and drainage are connected.
* The property is on a water meter.
* Low maintenance UPVC double glazed windows, doors, fascia boards, soffits and dry verges have been fitted.
* The property benefits from gas fired central heating.
* There is a smart meter and the gas and electric are provided by Octopus Energy.
* The current owner has carried out a scheme of improvement works to include rewiring, new UPVC double glazed windows, new bathroom (2019), new kitchen (2021), new rubber roofs have been fitted to the dormer window at the front and the flat roof extension at the rear, and new ridge tiles were fitted to the main part of the property in December 2023.

*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

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OUTSIDE REAR

To the rear the garden has been attractively landscaped with a porcelain tiled terrace and further flagged area, a neatly laid lawn and well stocked borders being enclosed by wooden fencing and mixed hedging. A series of steps lead down to an area of decorative stone and the canal. The garden enjoys views and a south-westerly facing aspect.

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LIVING/KITCHEN

5.41m x 5.13m plus recess (17'9" x 16'10" plus recess)

Impressive open-plan living kitchen fitted with a modern range of white fronted units with laminated worktops. Inset single bowl stainless steel sink unit with extendable mixer tap. Fitted four-ring Zanussi touch control ceramic hob with extractor above, and built-in Zanussi electric double oven and grill. Pumbing and space for washing machine, integrated Neff dishwasher, and integrated fridge/freezer. Matching island unit with storage cupboards, drawers and a laminated marble effect worktop incorporating a breakfast bar area. Wall tiling to work surface areas, recessed LED ceiling spotlights, tiled floor, contemporary tall radiator with thermostat, single radiator with thermostat, fitted worktop to recess with fitted shelving above and space for tumble dryer beneath, mains connected heat alarm, built-in understairs storage cupboard, UPVC double glazed window to side, UPVC double glazed door to outside, and UPVC double glazed double opening French doors with double glazed windows at each side and fitted blinds to the rear garden.

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LANDING
3.89m x 1.73m (12'9" x 5'8")

UPVC double glazed window with obscured glass, ceiling light point, smoke alarm, single radiator with thermostat, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE
3.84m into wardrobe x 3.68m (12'7" into wardrobe x 12'1")

Full height double wardrobes with hanging space and shelving, with one of the wardrobes housing a pressurised hot water cylinder, UPVC double glazed window overlooking the rear garden and canal, ceiling light point, and single radiator with thermostat.

BEDROOM TWO
3.84m x 3.45m (12'7" x 11'4")

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

BEDROOM THREE
3.89m x 2.72m (12'9" x 8'11")

UPVC double glazed window overlooking the rear with views over the canal, fitted triple wardrobe with three mirrored doors, ceiling light point, and double radiator with thermostat.

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FAMILY BATHROOM
3.63m x 1.96m (11'11" x 6'5")

Well appointed and recently refitted bathroom comprising: double ended bath with central mixer tap and tiled side panel; walk-in shower enclosure with wet boarding, mixer shower with extendable shower attachment, canopy style rain shower head and glazed shower screens; fitted worktop with wash hand basin, mixer tap, tiled splashback, and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Wall tiling and wet boarding to bath area, recessed LED ceiling spotlights, extractor, single radiator with thermostat, chrome ladder style towel radiator, Karndean wood effect flooring, and access to eaves storage area.

OUTSIDE FRONT

To the front there is a tarmac driveway and decorative stone border. A block paved pathway at the side with metal gate provides access to the rear garden. Useful bin storage area to side with outside water tap and outside light.

SINGLE GARAGE
7.21m max x 2.54m (23'8" max x 8'4")

Roller shutter door, electrical consumer board, electric meter, two fluorescent strip lights, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, and rear personnel door.

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