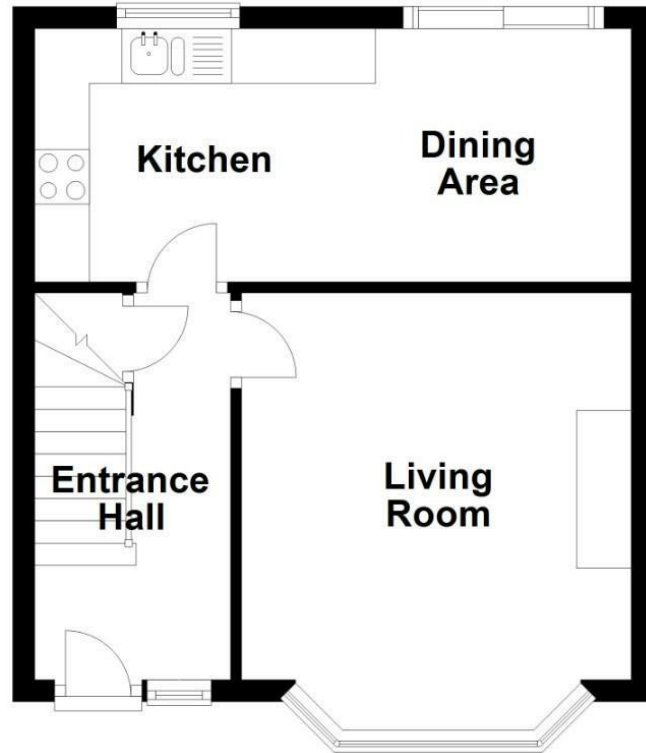


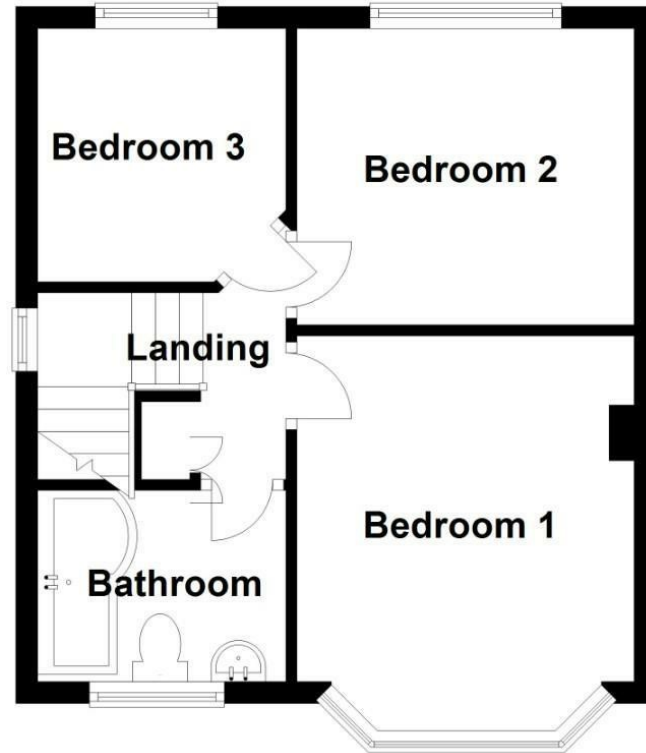
Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
72	79

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 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A
(61-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



55 Oldfield Crescent

Chester,
CH4 7PE

Price
£225,000

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.

* SEMI-DETACHED HOUSE * SCOPE FOR IMPROVEMENT. A three bedroom semi-detached house forming part of an established residential area conveniently situated just off Lache Lane within easy reach of Chester city centre. The accommodation, which would benefit from some improvement work, briefly comprises: entrance hallway, living room with bay window overlooking the front, open-plan kitchen/dining area with patio doors to outside, landing, three bedrooms and bathroom. The property benefits from gas fired central heating with a combination condensing boiler and has double glazed windows. Externally there is an easy to maintain gravelled garden at the front with shrubbery and driveway which extends to the side. To the rear there is a lawned garden and patio being enclosed by concrete sectional wooden panel fencing. Also located within the rear garden is a single brick built garage with double opening wooden doors.



LOCATION

The property is located in a popular residential area, just off 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**

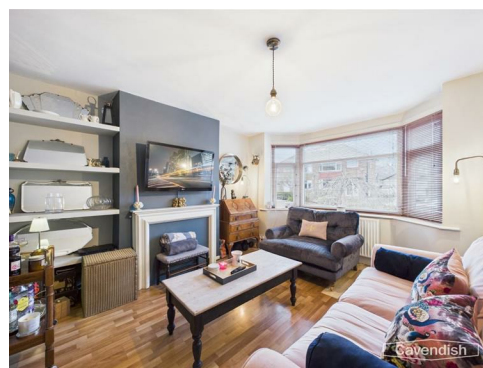
UPVC double glazed entrance door with double glazed side panel to the entrance hall.

ENTRANCE HALL

Cupboard housing the electric meter and fuse board, laminate wood strip flooring, ceiling light point, double radiator with thermostat, and spindled staircase to the first floor, understairs cupboard with UPVC window and gas meter. Part-glazed doors to the living room and dining kitchen.

LIVING ROOM

4.01m x 3.53m (13'2" x 11'7")



UPVC double glazed bay window overlooking the front, ceiling light point, laminate wood strip flooring, double radiator, and chimney breast with decorative fireplace.

DINING KITCHEN

5.44m x 2.31m (17'10" x 7'7")



Open-plan kitchen/dining area.

KITCHEN

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl composite sink unit and drainer with extendable mixer tap. Fitted four-ring Neff gas hob with extractor above and built-in electric oven and grill, plumbing and space for washing machine, space for American style fridge/freezer, laminate tile effect flooring, recessed ceiling spotlights, wall cupboard housing a Glow-Worm Ultimate 230c combination condensing gas fired central heating boiler, and UPVC double glazed window to rear. Open-plan to the dining area.

DINING AREA

Ceiling light point, contemporary tall radiator, laminate tile effect flooring, and UPVC double glazed sliding patio doors to the rear garden.

LANDING

Ceiling light point, access to loft space, and built-in linen cupboard. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.86m into bay x 3.07m (12'8" into bay x 10'1")



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

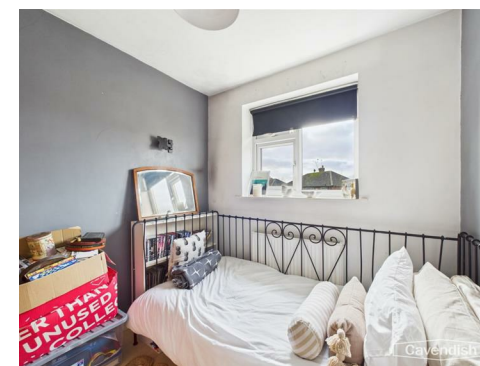
BEDROOM TWO

3.10m x 2.79m (10'2" x 9'2")

UPVC double glazed window to rear, single radiator and ceiling light point.

BEDROOM THREE

2.39m x 2.31m (7'10" x 7'7")



UPVC double glazed window to rear, ceiling light point with dimmer switch control, laminate wood effect strip flooring, and double radiator.

BATHROOM

2.29m x 1.78m (7'6" x 5'10")



White suite with chrome style fittings comprising: shower bath with mixer tap and Triton electric shower over with curved glazed shower screen; low level dual flush WC; and pedestal wash hand basin with mixer tap. Fully tiled to bath and shower area, chrome ladder style towel radiator with thermostat, laminate tile effect flooring, recessed ceiling spotlights, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is an easy to maintain gravelled garden with shrubbery and small trees. A concrete driveway extends to the side. Small integral store. A wooden gate at the side provides access to the rear garden.

OUTSIDE REAR

To the rear there is a paved patio area and lawn being enclosed by wooden fencing. Outside water tap. Also located within the rear garden there is a single brick-built garage.

GARAGE

4.72m x 2.51m (15'6" x 8'3")

With double opening wooden doors.

DIRECTIONS

From Chester City centre proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit into Lache Lane. Follow Lache Lane and take the fourth turning right into Clifford Drive. Then take the first turning right into Oldfield Crescent. The property will then be found after some distance 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.

AGENTS NOTES

* Services - we understand that main gas, electricity, water and drainage are connected.
* The property is on a water meter.

***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