

Blue Haze Mannings Lane, Hoole Village, Chester, CH2 4EU

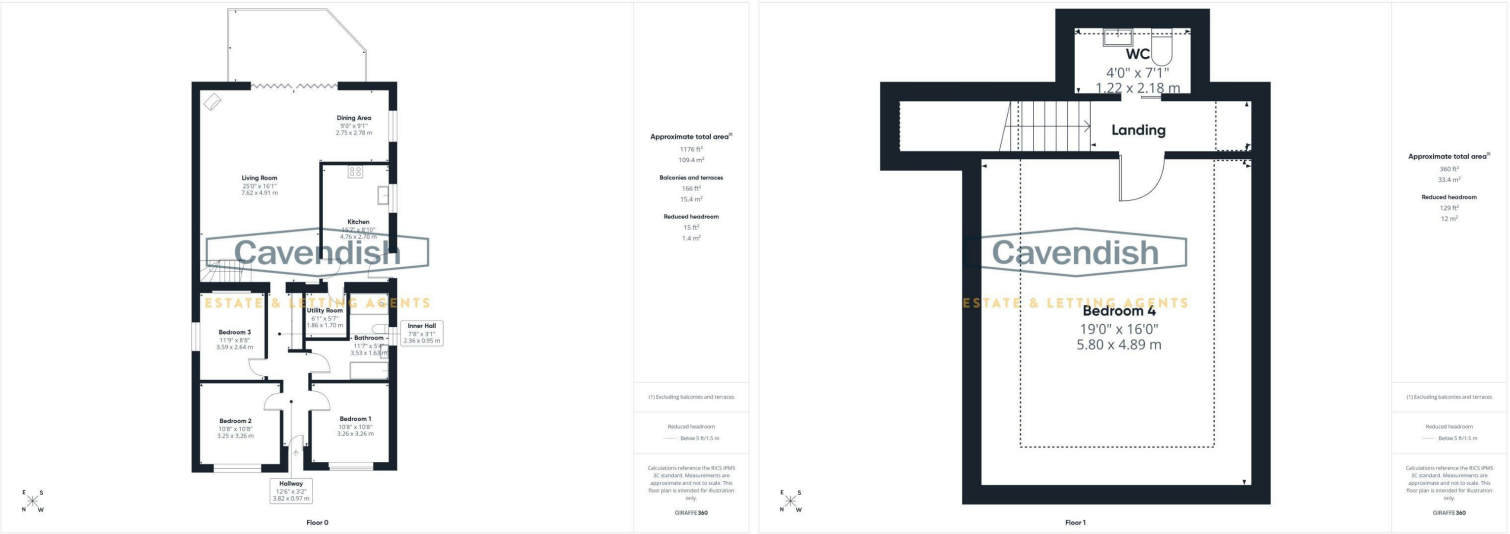
Cavendish
ESTATE AGENTS

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Blue Haze Mannings Lane

Hoole Village, Chester,
CH2 4EU

NEW
£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.

This beautifully remodelled and substantially extended four-bedroom detached bungalow occupies a peaceful semi-rural setting on the edge of the highly desirable Hoole Village. Thoughtfully renovated throughout, the property offers stylish, versatile accommodation perfectly suited to modern family living. The impressive open-plan kitchen, dining and living space forms the heart of the home, complete with a contemporary fitted kitchen, feature log-burning stove and bi-fold doors opening onto the rear garden. Three generous double bedrooms and a luxurious family bathroom are located on the ground floor, along with a practical utility room. The first floor is dedicated to a spacious principal bedroom with a cloakroom and extensive eaves storage. Natural light floods the living spaces, creating a bright and welcoming atmosphere throughout. Outside, a generous driveway provides ample off-road parking, while the landscaped rear garden offers a private and tranquil setting. The property enjoys an enviable location close to the amenities of Hoole, excellent schools and convenient transport links into Chester and beyond. Beautifully presented throughout, it offers an exceptional blend of contemporary style and countryside surroundings. Available with no onward chain, this is a superb opportunity to acquire a turn-key home in one of Chester's most sought-after locations.

LOCATION



Mannings Lane is a highly regarded residential location situated on the eastern outskirts of Chester with convenient access to the city centre. The area enjoys a semi-rural feel while being within easy reach of a wide range of amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities. Excellent transport links are available via the nearby A41, A56 and M53 motorway, providing straightforward connections to Chester, Liverpool, Manchester and North Wales. Chester Railway Station is also within easy reach, offering regular services to major

regional and national destinations. The area is well served by both state and independent schools, including the renowned The Hammond School, and benefits from nearby green spaces, walking routes and recreational facilities, making it an ideal location for families and professionals alike.

THE ACCOMMODATION COMPRISES:



PORCH

With decorative arched brickwork and tiled step. Composite double glazed entrance door to the entrance hallway.

ENTRANCE HALLWAY



Ceiling light point, picture rails, single radiator with thermostat, and quarry tiled floor. Doors to bedroom one, bedroom two, bedroom three and bathroom. Door to inner hall.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENTS NOTES

* The property benefits from gas fired central heating and underfloor heating in the living room/dining area and kitchen.

*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 there is a lawned garden with barked border, mature shrubbery and an ornamental pond being enclosed by mixed boundary hedging and wooden fencing. There is also a gravelled driveway and a block paved pathway which leads to the porch. Double opening wrought iron gates at the side open onto a wide Indian stone flagged path providing access to the rear garden. Outside lantern style lighting to front and side, external gas and electric meter cupboards to side, and outside water tap.

OUTSIDE REAR



To the rear the garden is of a generous size which has been attractively landscaped with a neatly laid lawn, tiled terrace and easy to maintain crushed slate with mature shrubbery and trees. The garden is enclosed by concrete sectional wooden panel fencing and hedging. Mature fruit trees, aluminium framed greenhouse, timber built garden shed,

and contemporary outside lantern style lighting.



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway and at the Fountains Roundabout proceed straight across, passing the Northgate Arena on the left hand side. At the next roundabout take the first exit to Hoole and continue over the Hoole Bridge and along Hoole Road. At the main roundabout take the first exit onto the A41 Long Road and at the traffic lights turn right into Mannings Lane. Follow the lane out of Chester and the property will be found after some distance on the right hand side.

INNER HALL

2.39m x 1.32m (7'10" x 4'4")

With two recessed LED ceiling spotlights, and quarry tiled floor. Opening to the living room/dining area.

LIVING ROOM/DINING AREA

7.65m x 4.90m extending to 7.72m (25'1" x 16'1" extending to 25'4")



Large open-plan living room/dining area featuring grey aluminium double glazed bi-folding doors to the rear garden and a glazed rooflight, UPVC double glazed window to the side, contemporary log burner, three ceiling light points, mains connected smoke alarm, tiled floor, telephone point, recess with display spotlight, ample space for sofas and dining table and chairs, and open tread oak spindled staircase to the first floor. Glazed door to the kitchen.



KITCHEN

4.80m x 2.69m (15'9" x 8'10")



Fitted with a contemporary range of white high gloss fronted base and wall level units incorporating drawers and cupboards with grey quartz worktops and matching upstands. Inset twin bowl stainless steel sink unit with extendable mixer tap and drainer grooved into the worktop. Fitted four-ring induction AEG electric touch control hob with splashback and extractor above, and two built-in AEG electric fan assisted ovens and grills. Integrated dishwasher and fridge. Under-cupboard LED lighting, ceiling light point, mains connected heat alarm, tiled floor, burglar alarm control pad, UPVC double glazed window to side, and

UPVC double glazed door to outside, Door to the utility room.



UTILITY ROOM

1.88m x 1.70m (6'2" x 5'7")

Plumbing for washing machine, space for tall fridge/freezer, tiled floor, ceiling light point, and extractor.

BEDROOM ONE

3.56m into bay x 3.30m (11'8" into bay x 10'10")



UPVC double glazed bay window overlooking the front, double radiator with thermostat, moulded ceiling with ceiling light point, picture rails, and oak wood strip flooring.

BEDROOM TWO

3.51m into bay x 3.28m (11'6" into bay x 10'9")



UPVC double glazed bay window overlooking the front, ceiling light point, picture rails, double radiator with thermostat, and woodblock parquet flooring.

BEDROOM THREE

3.61m x 2.64m (11'10" x 8'8")



UPVC double glazed window to side, ceiling light point, picture rails, double radiator with thermostat, recess with fitted shelving and woodblock parquet flooring.

BATHROOM

3.56m max x 3.12m max (11'8" max x 10'3" max)



Modern well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and tiled surround; wash hand basin with mixer tap, tiled splashback and two storage drawers beneath; low level dual-flush WC; and walk-in shower enclosure with canopy style rain shower head, extendable shower attachment and glazed shower screens. Tiled floor, recessed LED ceiling spotlights, chrome ladder style towel radiator, extractor, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

Double glazed Velux rooflight, and ceiling light point. Door to bedroom four and sliding door to a separate WC.

BEDROOM FOUR

5.79m x 4.90m (19' x 16'1")



Feature vaulted style ceiling with three double glazed Velux rooflights and fitted blinds, and access to eaves storage.

SEPARATE WC

2.16m x 1.22m (7'1" x 4')



Comprising: low level dual-flush WC; and wash hand basin with mixer tap, splashback and storage cupboard beneath. Double glazed Velux rooflight, decorative vinyl tile effect flooring, and access to eaves storage space.