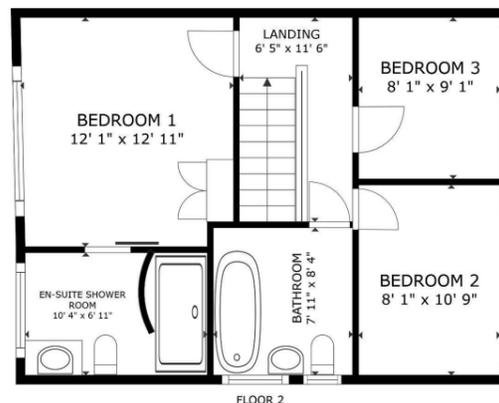




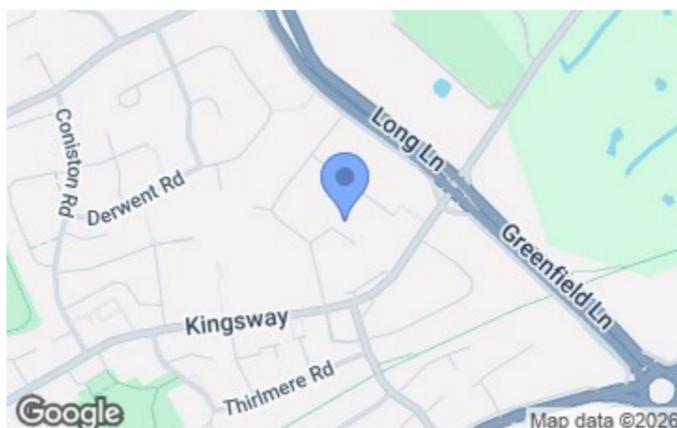
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 545 sq.ft., FLOOR 2 546 sq.ft.
TOTAL 1,091 sq.ft.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 545 sq.ft., FLOOR 2 546 sq.ft.
TOTAL 1,091 sq.ft.



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		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	

15 Kennedy Close
Newton, Chester,
CH2 2PL

Price
£315,000

* SUPERB BATHROOM & EN-SUITE * GATED DRIVEWAY & LARGER THAN AVERAGE SINGLE GARAGE. A well presented three bedroom semi-detached house occupying a pleasant cul-de-sac position off Ethelda Drive in the popular suburb Newton. The property is located close to a parade of shops and both primary and secondary schooling. The accommodation briefly comprises: entrance hall, living room with contemporary hole-in-the wall electric log-effect fire, kitchen/dining area fitted with a modern range of kitchen units and enjoying French doors to the garden, first floor landing, bedroom one with well appointed en-suite shower room, two further bedrooms and a well appointed family bathroom with slipper style bath and wall fixed television. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a gated driveway area at the front which extends to the side and leads to a larger than average single garage with attached store. To the rear the garden has been designed for ease of maintenance with paving, decorative stone and decked seating area. If you are looking for a property which is ready to move into then we strongly urge you to view.

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.



LOCATION

The property is conveniently situated for local amenities including a nearby parade of shops along Kingsway, and both primary and secondary schooling. The property is also within easy reach of Chester Station and the suburb of Hoole which provides a wide range of excellent shops including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. There is a regular bus service into the city centre and it is also only a few minutes drive from the M53/M56 with its links to the national motorway networks.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Composite double glazed entrance door with UPVC double glazed side window to the entrance hall.

ENTRANCE HALL

Ceiling light point, mains connected smoke alarm, radiator with radiator cover, cupboard housing the gas meter, and built-in cupboard with hanging for cloaks, staircase to the first floor. Doors to the living room and kitchen/dining area.

LIVING ROOM

5.79m x 3.33m (19' x 10'11")



Contemporary electric log effect hole-in-the-wall fire, two ceiling light points, two radiators with radiator covers, provision for wall mounted flat screen television, feature acoustic wood panelling, laminate wood effect strip flooring, TV aerial point, and two UPVC double glazed windows overlooking the front.

KITCHEN/DINING AREA

5.74m x 2.16m extending to 4.04m (18'10" x 7'1" extending to 13'3")

L shaped kitchen/dining area.



Fitted with a modern range of high gloss fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset ceramic sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring electric hob with splashback, contemporary extractor hood above and built-in electric fan assisted oven and grill. Integrated fridge/freezer, dishwasher and washing machine. space for microwave, recessed ceiling spotlights, tiled floor, LED kick-board lighting, UPVC double glazed window overlooking the rear, and built-in cupboard housing a Viessmann condensing combination central heating boiler and the electrical consumer board.

DINING AREA

Two recessed LED ceiling spotlights, double radiator with thermostat, provision for wall mounted flat screen television, tiled floor, space for dining table and chairs, and UPVC double glazed French doors to outside.

FIRST FLOOR LANDING

Ceiling light point, mains connected smoke alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.73m x 3.35m (12'3" x 11')

UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat. Glass sliding door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.90m x 1.93m (9'6" x 6'4")



Comprising: feature glass block shower enclosure with wall mounted mixer tap, extendable shower attachment and canopy style rain shower head; low level dual-flush WC; and wash hand basin with wall mounted mixer taps and storage drawer beneath. Part-tiled walls, laminate flooring, recessed LED ceiling spotlights, extractor, single radiator with thermostat, illuminated wall mirror, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.02m x 2.24m (9'11" x 7'3")



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

BEDROOM THREE

2.64m x 2.21m (8'8" x 7'3")

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

BATHROOM

2.26m x 2.21m (7'5" x 7'3")



Well appointed bathroom comprising: freestanding polyurethane 'slipper' bath with wall mounted mixer tap; contemporary wash basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Part-tiled walls with a decorative border tile, tiled floor, ladder style towel radiator, recessed LED ceiling spotlights, two UPVC double glazed windows with obscured glass, and fitted bathroom television.

OUTSIDE FRONT

To the front there is a tarmac parking area with circular paved feature being enclosed by wooden fencing with six bar wooden gate and pedestrian access gate, brick edging. The

tarmac driveway extends to the side and leads to a single garage.

SINGLE GARAGE

7.06m x 3.25m (23'2" x 10'8")



A larger than average garage with an up and over garage door, UPVC double glazed window, UPVC double glazed side personal door, and fluorescent strip light. Integral to the garage there is a wash room and WC.

STORE

2.87m x 1.73m (9'5" x 5'8")

Attached to the garage there is a useful store with light, UPVC double glazed window and door.

OUTSIDE REAR

To the rear the garden has been attractively landscaped and designed for ease of maintenance with paving, decorative stone and decked seating area being enclosed by wooden fencing. External power point.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the

Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the second turning right into Kingsway, follow Kingsway and take the turning left into Ethelda Drive. Then take the turning right into Kennedy Drive and the property will be found on the left-hand side.

TENURE

* Tenure - understood to be Freehold.

COUNCIL TAX

* Council Tax Band C - 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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

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.

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.

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