



Total area: approx. 78.8 sq. metres (847.7 sq. feet)



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	

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.



A three bedroom terraced property set back from Melbourne Road approach via a walkway at the front and with vehicular access to the rear. The accommodation briefly comprises: entrance hallway, modern fitted kitchen with a number of integrated appliances and two useful built-in storage cupboards, dual-aspect living room/dining area, landing with built-in linen cupboard, three bedrooms and bathroom with white suite. The property benefits from uPVC double glazed windows and doors and has gas fired central heating. Externally there is easy to maintain gardens at the front and rear.

LOCATION

The location is convenient for daily travel to Chester and neighbouring centres via the Chester inner ring road which leads to the M53 and the motorway network. There are local shopping and schooling facilities in Blacon and regular buses run into Chester. Easy access is available to the Greyhound Retail Park where there is a wide variety of shops, restaurants and an Asda Supermarket.

THE ACCOMMODATION COMPRISSES:**ENTRANCE HALL**

uPVC double glazed entrance door with double glazed side windows and window lights above, double radiator with thermostat, ceiling light point, vinyl wood-effect flooring and staircase to the first floor. Opening to the kitchen.

KITCHEN

3.23m x 3.18m (10'7" x 10'5")



Fitted with a modern range of grey high

gloss fronted base and wall level units incorporating drawers, cupboards and a wine rack with laminated wood-effect worktops. Wall tiling to work surface areas. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with extractor above and built-in electric oven and grill. Integrated dishwasher, fridge and freezer, plumbing and space for washing machine, wall cupboard housing a Baxi Duotech combination condensing gas fired central heating boiler, single radiator with thermostat, recessed LED ceiling spotlights, built-in understairs storage cupboard with hanging for coats and double power point, further built-in storage cupboard with hanging for cloaks, uPVC double glazed window overlooking the rear, and uPVC double glazed door to outside. Door to the Living Room/Dining Area.

LIVING ROOM/DINING AREA

6.76m x 3.43m narrowing to 2.62m (22'2" x 11'3" narrowing to 8'7")



Dual-aspect room with uPVC double glazed windows overlooking the front and rear, two double radiators with thermostats, deep coved ceiling, two ceiling light points, and laminate wood strip flooring.

**LANDING**

Ceiling light point, access to loft space and built-in linen cupboard. Doors to bedroom 1, bedroom 2, bedroom 3 and bathroom.

BEDROOM 1

3.48m plus door recess x 3.15m (11'5 plus door recess x 10'4")

uPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat and laminate wood strip flooring.

BEDROOM 2

3.51m x 2.84m plus recess (11'6" x 9'4" plus recess)

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

BEDROOM 3

2.90m x 2.13m (9'6" x 7')

uPVC double glazed window overlooking the front, ceiling light point and single radiator, and over-stairs shelf.

BATHROOM

2.36m x 1.70m (7'9" x 5'7")

White suite comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; pedestal wash hand basin; and low-level WC. Part-tiled walls, vinyl floor covering, ladder style towel radiator, recessed ceiling spotlights, extractor and two uPVC double glazed windows with obscure glass.

OUTSIDE FRONT

into Saughall Road. Follow Saughall Road and shortly before the bridge turn left into Western Avenue. Follow Western Avenue then take the second turning right into Melbourne Road. Then take the third turning left which is a continuation of Melbourne Road and the rear of the property will be found on the left-hand side. There is a walkway to access the front.

TENURE

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

COUNCIL TAX

* Council Tax Band A - Cheshire West and Chester.

OUTSIDE REAR**AGENT'S NOTES**

* Services - we understand that main gas, electricity, water and drainage are connected.

* The central heating boiler was serviced most recently on 12/12/25.

* The property is currently let at £895 pcm.

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

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.