



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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
73	81		
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

Wyedale Liverpool Road
 Moston, Chester,
 CH2 4BA

NEW
£725,000

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.

This exceptional four-bedroom residence has been lovingly refurbished and thoughtfully extended to create a truly outstanding family home, offering an impressive amount of versatile living space finished to an impeccable standard throughout. Occupying a generous landscaped plot with far-reaching views, the property perfectly combines contemporary open-plan living with the warmth and practicality required for modern family life.

At the heart of the home is a stunning open-plan kitchen, dining and living space, designed to provide the perfect environment for both everyday living and entertaining. Filled with natural light and beautifully presented throughout, the accommodation flows effortlessly and showcases the quality and attention to detail evident in every aspect of the renovation.

The ground floor offers three beautifully appointed double bedrooms, ideal for growing families, multi-generational living or those seeking flexible accommodation options. However, it is the first floor that truly sets this home apart, being entirely dedicated to an incredible principal suite. This luxurious private retreat features a spacious bedroom area, elegant dressing space and a beautifully finished en suite bathroom, creating a true sanctuary away from the main living accommodation.

Externally, the property continues to impress with fully landscaped gardens designed to maximise both privacy and enjoyment of the surrounding views. Multiple outbuildings, currently utilised as workshops, offer excellent versatility for hobbyists, home working or additional storage requirements.

Further benefits include a car port, extensive off-road parking for multiple vehicles and immaculate presentation throughout, allowing any prospective purchaser to move straight in and immediately enjoy everything this remarkable home has to offer.

Ideally situated within a highly sought-after location, the property provides excellent access to Chester, surrounding commercial centres and key commuter r



LOCATION

Wyedale occupies a desirable position along Liverpool Road within the sought-after village of Moston, enjoying a semi-rural setting whilst remaining exceptionally convenient for everyday amenities and commuter links. The location perfectly balances countryside surroundings with accessibility, making it particularly appealing to families and professionals alike.

The historic city of Chester is just a short drive away and offers an extensive range of shopping, leisure and dining facilities, together with highly regarded schooling and excellent cultural attractions. The property is also ideally situated for access to the wider North West road network, with straightforward connections to the M53, M56 and A55, making commuting to Liverpool, Manchester and North Wales highly convenient.

The surrounding area offers an abundance of scenic walks and open countryside, whilst nearby villages and local amenities provide everything required for day-to-day living. Combining a peaceful setting with outstanding connectivity, this location is perfectly suited for those seeking a forever home within easy reach of both city and countryside lifestyles.

THE ACCOMMODATION COMPRISES:**ENTRANCE PORCH**

2.13m x 1.30m (7' x 4'3")

Composite double glazed entrance door with double glazed side panel, UPVC double glazed window, ceiling light point, wall mounted electric heater, electrical consumer board, cupboard housing the electric meter, burglar alarm control pad, internal glazed window, and decorative tile effect vinyl flooring. Glazed door to the reception hall.

RECEPTION HALL

4.11m x 1.55m (13'6" x 5'1")



Decorative panelled walls, double radiator with thermostat, coved ceiling, two ceiling light points, thermostatic heating controls, single radiator with thermostat, mains connected smoke alarm, and turned staircase to the first floor with contemporary glass panels and useful built-in understairs storage cupboard. Glazed doors to the kitchen and living room, and doors to bedroom two, bedroom three, bedroom four and family bathroom.

KITCHEN

Fitted with a comprehensive range of solid wood cream fronted units incorporating drawers, cupboards, a pull-out larder unit and glazed display cabinets with granite worktops and matching upstands. Inset one and half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring touch control Zanussi induction ceramic hob with stainless steel

**DIRECTIONS**

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across, passing the Countess of Chester Hospital and Upton Grange. The property will then be found after some distance on the left hand side, shortly before the roundabout.

TENURE

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

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester.

AGENTS NOTES

- * Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.
- * The property is protected by a burglar alarm.
- * The property is on a water meter.
- * Mains gas, electricity and water are connected.
- * Private septic tank drainage.

***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

WORKSHOP

5.11m x 2.51m (16'9" x 8'3")



Fluorescent strip lighting, power, three UPVC double glazed windows, and UPVC double glazed personnel door. (There is potential to convert the workshop into a home office or gym if required).

OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with pathways, a composite decked terrace with two sun awnings, mature shrubbery and trees to include three apple trees. To the left hand side there is a further decked area with covered seating and steps leading down to a summerhouse. Garden store, log shed and potting shed. Outside lighting.



splashback and extractor above, and built-in electric double oven and grill. Integrated fridge/freezer, Electrolux dishwasher, and Whirlpool washing machine. Cupboard housing a Worcester Greenstar 29CDI condensing gas fired central heating boiler. recessed ceiling spotlights, contemporary tall radiator, oak wood strip flooring, and UPVC double glazed window to the side. Double opening glazed doors to the garden room.

LIVING ROOM

5.66m x 3.94m (18'7" x 12'11")



UPVC double glazed window to side, coved ceiling, two ceiling light points, contemporary radiator, chimney breast with wooden mantel and slate hearth housing a cast iron-log burner. Double opening glazed doors to the garden room.

GARDEN ROOM

7.44m x 3.63m (24'5" x 11'11")

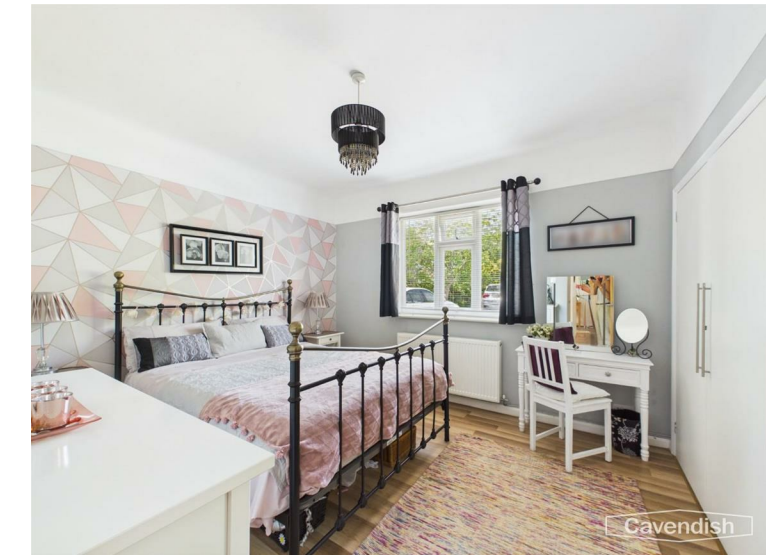


Feature glazed lantern roof, four UPVC double glazed windows,

UPVC double glazed French doors leading out to the rear garden, provision for wall mounted television, wood strip flooring, two double radiators with thermostats, and recessed LED ceiling spotlights.

BEDROOM TWO

3.63m to front of wardrobes x 3.30m (11'11" to front of wardrobes x 10'10")



Two built-in double wardrobes with hanging space and shelving, coved ceiling, ceiling light point, double radiator with thermostat, laminate wood strip flooring, and UPVC double glazed window overlooking the front.

BEDROOM THREE

3.51m x 3.18m (11'6" x 10'5")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, double radiator with thermostat, and laminate wood strip flooring.

BEDROOM FOUR

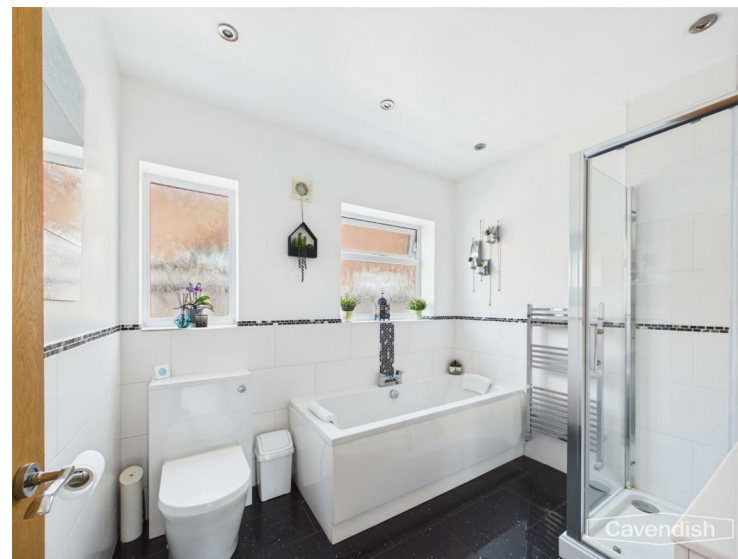
3.00m x 2.64m (9'10" x 8'8")



UPVC double glazed window to side, coved ceiling, ceiling light point, double radiator with thermostat, and laminate wood effect strip flooring.

FAMILY BATHROOM

2.64m x 2.41m max (8'8" x 7'11" max)



Well appointed suite in white with chrome style fittings comprising: double ended panelled bath with mixer tap, tiled shower enclosure with mixer shower, extendable shower attachment, glazed shower screen and sliding glazed door; wall mounted wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Part-tiled walls with a decorative border tile, quartz tiled floor, recessed ceiling spotlights, extractor, chrome ladder style towel radiator, and two UPVC double glazed windows with obscured glass.

FIRST FLOOR PRINCIPAL BEDROOM SUITE

The loft area has been converted to create a principal bedroom with dressing area and en-suite.

PRINCIPAL BEDROOM

4.72m max x 4.42m max (15'6" max x 14'6" max)



UPVC double glazed double opening French doors with double glazed side windows and window light above, contemporary radiator, wall light point, two bedside wall light points, and pitched ceiling.

DRESSING AREA

4.83m max x 2.84m (15'10" max x 9'4")



Pitched ceiling with two double glazed rooflights and fitted blinds, fitted wardrobes with louvred doors, access to eaves storage, recessed LED ceiling spotlights, mains connected smoke alarm, and wall light point. Door to en-suite bathroom.

EN-SUITE BATHROOM

3.33m x 2.46m (10'11" x 8'1")



Well appointed suite in white with chrome style fittings comprising: spa bath with mixer taps and extendable shower attachment; twin sink unit with mixer taps, two storage drawers beneath, tiled splashback and wall light point. low level dual-flush WC; and shower enclosure with wet boarding, thermostatic mixer shower, extendable shower attachment, canopy style rain shower head, glazed shower screen and glazed door. Decorative tile effect vinyl flooring, double glazed rooflight, chrome ladder style towel radiator, and wall tiling to bath area with recessed display shelf.

OUTSIDE FRONT

The property occupies a generous size plot extending to approximately 0.49 acre and is approached by a gated tarmac driveway and turning area providing parking for several vehicles. To the front there is a neatly laid lawned garden with decorative stone, mature shrubbery and trees To the left hand side of the bungalow the driveway extends and leads to a single garage. To the right hand side there is a large carport. Outside water tap, external gas meter cupboard, and contemporary outside lighting.

CARPORT

8.10m x 3.68m (26'7" x 12'1")

A large open car port.

SINGLE GARAGE

5.74m x 2.84m (18'10" x 9'4")

With an up and over garage door, fluorescent strip lighting, and power. Opening to workshop.