

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		



38 Main Road
Higher Kinnerton, Chester, Flintshire
CH4 9AJ

Price
£500,000

* THREE RECEPTION ROOMS & FIVE BEDROOMS * BEAUTIFULLY LANDSCAPED GARDENS. A well presented five bedroom detached house centrally located within the popular village of Higher Kinnerton. The accommodation briefly comprises: entrance hallway, downstairs WC, living room with bay window and feature fireplace, sitting room with French doors to outside, large fitted kitchen, separate dining room, utility room, landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two/guest suite with en suite shower room, three further bedrooms and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with decorative stone and a tarmac driveway leading to a single garage. There is a further lawned area at the side. To the rear the garden has been attractively landscaped with a neatly laid lawned garden, wide flagged terrace and raised borders well stocked with a variety of flowers and shrubs and small trees. There is also a summerhouse and garden shed. If you are looking for a detached family home in a popular village location then we would 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 village of Higher Kinnerton is located on the Welsh/Cheshire border. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. The village centre has a shop, pubs, and a well regarded primary school. Buses run into Chester and Broughton and the A55 North Wales Expressway is within a few minutes' drive. The Broughton Retail Park with its Tesco superstore, a range of High Street shopping outlets and a recently opened cinema complex is approximately 2 miles away.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH



Outside light. UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL



Coved ceiling, ceiling light point, single radiator with thermostat, smoke alarm, laminate wood strip flooring, and spindled staircase to the first floor. Double opening part-glazed doors to the living room and doors to the downstairs WC, and breakfast kitchen.



DOWNSTAIRS WC



Comprising: low level WC; and pedestal wash hand basin. Fully tiled walls, chrome ladder style towel radiator, tiled floor, recessed ceiling spotlights, and UPVC double glazed window.

LIVING ROOM



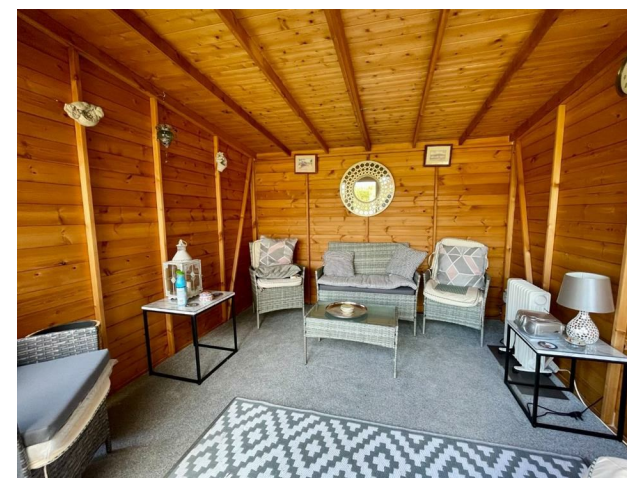
UPVC double glazed bay window overlooking the front and two UPVC double glazed windows to the side, feature fireplace housing a 'Living Flame' coal-effect gas fire, coved ceiling, two ceiling light points, TV aerial point, telephone master socket, and double radiator. Double opening part-glazed doors to the sitting room.



SUMMERHOUSE
2.97m x 2.92m (9'9" x 9'7")



Power connected.



DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. On entering the village of Higher Kinnerton, follow the road through the village, passing the primary school, follow the road through the village passing the church and community convenience store. The property will then be found after some distance on the left hand side just before the turning into Cannon Way.

TENURE

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

COUNCIL TAX

* Council Tax Band G - Flintshire County Council.

AGENTS NOTES

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

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.

EXTRASERVICES

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.

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

*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.

OUTSIDE FRONT



To the front there is a rockery style garden with decorative stone and lawn, with a further lawned area at the side, being enclosed by privet hedging. A tarmac driveway, with parking for three/four cars leads to a single garage. A gated pathway at the side provides access to the rear garden. External gas and electricity meter cupboards to side. Water butt, and external double power point,

GARAGE

5.72m x 2.59m (18'9" x 8'6")

With an up and over garage door, fluorescent strip light, power, single glazed side window, and free-standing Worcester Hi Flow 400 gas fired central heating boiler. Personal door to the utility room.

OUTSIDE REAR



To the rear there is a flagged terrace and neatly laid lawned garden with well stocked raised borders being enclosed by brick walling and concrete sectional wooden panelled fencing. Outside water tap, outside lantern style lighting, timber built garden shed, summerhouse, and external double power point.



SITTING ROOM

3.33m x 2.92m (10'11" x 9'7")



Coved ceiling, ceiling light point, laminate wood strip flooring, TV aerial point, and UPVC double glazed French doors to the rear garden. Door to the breakfast kitchen.

BREAKFAST KITCHEN

6.35m x 2.90m (20'10" x 9'6")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and glazed display cabinets with laminated worktops and matching splashbacks. Inset one and half bowl composite sink unit and drainer with chrome mixer tap, Free-standing Belling range style cooker with seven-ring gas hob, double oven, grill and pan-drawer with extractor above.

Integrated dishwasher and fridge. Coved ceiling, two ceiling light points, double radiator with thermostat, tiled floor, UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors to outside. Double opening part-glazed doors to the dining room and door to the utility room.

DINING ROOM

5.51m max x 2.64m max (18'1" max x 8'8" max)



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

UTILITY ROOM

2.90m x 1.73m (9'6" x 5'8")



Fitted with a range of oak fronted units incorporating base and wall cupboards, a tall cupboard, a pull-out larder unit and glazed display cabinet with laminated worktop and matching splashbacks. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Plumbing and space for washing machine, single radiator, ceiling light point, tiled floor. UPVC double glazed window, and UPVC double glazed door to outside. Personal door to the garage.

FIRST FLOOR LANDING



With spindled balustrade, ceiling light point, coved ceiling, built-in linen cupboard with slatted shelving, and access to boarded loft space with retractable aluminium ladder and light point. Doors to bedroom one, bedroom two, bedroom three, bedroom four, bedroom five and family bathroom.

BEDROOM ONE

4.11m x 3.38m into wardrobe (13'6" x 11'1" into wardrobe)



Fitted with a modern range of bedroom furniture incorporating full height wardrobes and a free-standing chest of drawers. Coved ceiling with four recessed ceiling spotlights, ceiling light point, single radiator, provision for wall mounted flat screen television, and a UPVC double glazed window overlooking the front, Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.69m x 1.37m (8'10" x 4'6")



Modern white suite with chrome style fittings comprising: shower enclosure with wall mounted mixer shower, sliding glazed door and wet boarding; fitted worktop with semi-inset wash hand basin, mixer tap, and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Tiled walls, chrome ladder style electric towel radiator, recessed ceiling spotlights, tiled floor, ceiling light point with extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.20m to front of wardrobe x 3.02m (10'6" to front of wardrobe x 9'11")



Two built-in double wardrobes with mirrored sliding doors, UPVC double glazed window to rear, coved ceiling, ceiling light point, and single radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.46m x 0.74m (8'1" x 2'5")

Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with Triton electric shower and folding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls, ceiling light point, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

BEDROOM THREE

3.33m x 2.51m plus door recess (10'11" x 8'3" plus door recess)



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, single radiator, provision for wall mounted flat screen television, and built-in double wardrobe with hanging space and shelving.

BEDROOM FOUR

2.92m x 2.57m plus door recess (9'7" x 8'5" plus door recess)



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

BEDROOM FIVE

2.82m x 2.01m (9'3" x 6'7")



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

FAMILY BATHROOM

2.29m x 1.98m (7'6" x 6'6")



Modern white with chrome style fittings comprising: bath with mixer tap and shower attachment, a wall mounted mixer shower over and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage beneath; and fitted worktop with additional storage and low level dual-flush WC with concealed cistern. Fully tiled walls with decorative border tile, recessed ceiling spotlights, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

