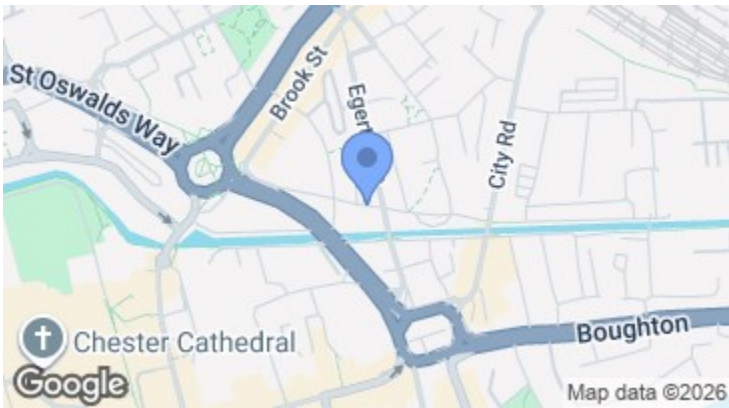


54 Milton Street, Chester, CH1 3NF



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
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.

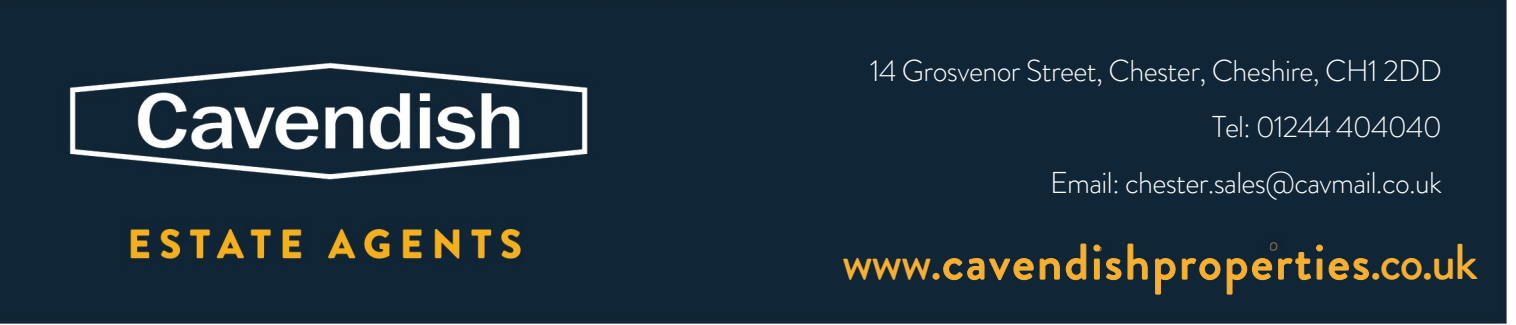
MISREPRESENTATION ACT 1967

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.



www.cavendishproperties.co.uk



54 Milton Street

Chester,
CH1 3NF

Price
£250,000

A beautifully renovated three-bedroom end-terrace, ideally located just a stone's throw from Chester city centre. Finished to a high standard throughout, the property offers bright and airy open-plan living, a bespoke kitchen, modern shower room and three generous bedrooms. Further benefits include a private courtyard, porch with storage, on-street permit parking, gas central heating, double glazing and no onward chain. A superb turnkey home in a highly convenient location.

Prime City Centre Location

Milton Street is ideally positioned within easy walking distance of Chester city centre, offering an excellent blend of convenience and connectivity. The historic city centre is home to a fantastic selection of shops, cafés, bars, restaurants and leisure facilities, while the famous Chester Rows, Cathedral and River Dee are all close by.

The property is also well placed for access to Chester’s transport links, with Chester railway station providing regular services to Liverpool, Manchester, Birmingham and beyond. A range of local amenities, schools and everyday conveniences are also within easy reach.

With the best of Chester right on the doorstep, the location is particularly well suited to those looking for a vibrant city lifestyle with excellent access to everything the city has to offer.



Fully Renovated Three-Bedroom End-Terrace | City Centre Location | No Onward Chain
Situating on Milton Street, just a stone’s throw from Chester city centre, this beautifully renovated three-bedroom end-terrace property offers stylish, turnkey accommodation that is ready to move straight into.



Having been fully renovated to a high standard, the property combines modern finishes with a bright and practical layout. The impressive open-plan living space provides a welcoming heart to the home, with dual-aspect windows allowing plenty of natural light to flow through and creating a bright and airy feel.



The newly fitted bespoke kitchen offers a contemporary and functional space, while the modern shower room has been finished to a high standard. There are three generous-sized bedrooms, providing excellent flexibility for families, professionals or those looking for additional home-working space.



*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.

*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.

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

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.

*Photography Disclaimer

Please note that Artificial Intelligence (AI) technology has been used to enhance some of the property photographs for marketing purposes. These enhancements are intended to improve the presentation of the images and may include adjustments to lighting, colour, clarity and/or furnishings.



Further benefits include gas central heating, double glazing throughout and on-street permit parking. The property is also offered with no onward chain, making it an ideal choice for buyers looking for a straightforward move.



Vendor comment

"We have absolutely loved living here for the past 6 years, and the location has been one of the things we have enjoyed most about the house. Being so close to Chester city centre means we have been able to walk into town for the shops, restaurants, bars and everything else Chester has to offer, while still having a lovely home to come back to.

It has been a wonderful home for us, and we hope the next owners will love living here as much as we have."