



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

**11 Darlington Crescent**  
Saughall, Chester,  
CH1 6DB

**Price**  
**£325,000**

Sought-After Village Location | First Time to the Open Market |  
Occupying a desirable position along one of Saughall's most popular residential roads, this architect-designed three-bedroom semi-detached home presents a rare opportunity, having remained in the same ownership since it was built in 1973 and being offered for sale on the open market for the very first time. The well-proportioned accommodation begins with an open porch leading into a welcoming reception hallway. A spacious living room enjoys a full-height picture window overlooking the front garden, flooding the room with natural light, and features an attractive decorative stone fireplace as its focal point. An archway leads through to a separate dining room with views over the rear garden and direct access to the breakfast kitchen, which is fitted with an extensive range of wall and base units, providing ample storage and workspace. The ground floor is completed by a convenient cloakroom/WC. To the first floor, the landing incorporates a useful built-in linen cupboard and gives access to three bedrooms. The principal bedroom enjoys a front aspect and benefits from fitted wardrobes, while the second double bedroom, also with built-in wardrobes, overlooks the rear garden. The third bedroom is positioned to the side of the property. The family bathroom is fitted with both a bath and a separate shower enclosure. The property benefits from UPVC double glazing and gas-fired central heating throughout. Externally, the front garden is attractively landscaped with two lawned areas complemented by well-stocked flower and shrub borders, enhancing the property's kerb appeal. To the rear there is a lawned garden which is enclosed by wooden fencing. Combining an enviable village location and generous accommodation this is a unique opportunity to acquire a much-loved home with tremendous scope to personalise and modernise to individual taste.

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 popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses, while the River Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.

**THE ACCOMMODATION COMPRISES:****PORCH**

Open porch with tiled step and outside light. UPVC double glazed entrance door to the reception hall.

**RECEPTION HALL**

Coved ceiling, ceiling light point, smoke alarm, digital thermostatic heating controls, double radiator, built-in understairs storage cupboard, and staircase to the first floor. Doors to downstairs WC, living room and breakfast kitchen.

**DOWNSTAIRS WC**

2.01m x 0.69m (6'7" x 2'3")

White suite comprising: low level dual-flush WC; and pedestal wash hand basin with tiled splashback. Single radiator, tiled floor, ceiling light point, extractor, and UPVC double glazed window.

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



turn right into Rakeway. Then take turning right again into Darlington Crescent and the property will be observed after some distance on the left hand side.

**TENURE**

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

**COUNCIL TAX**

\* Council Tax Band D - Cheshire West and Chester.

**AGENT'S NOTES**

\* Services - mains gas, electricity, water and drainage are connected.

**\*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.

**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**

**LIVING ROOM**

6.15m x 5.99m narrowing to 4.60m (20'2" x 19'8" narrowing to 15'1")



Large full height UPVC double glazed window overlooking the front, coved ceiling, four wall light points, two single radiators with thermostats, and decorative stone fireplace and hearth housing an electric pebble effect fire. Archway opening to the dining room.

**DINING ROOM**

3.86m x 3.71m (12'8" x 12'2")



UPVC double glazed window overlooking the rear, ceiling light point, coved ceiling, and double radiator with thermostat. Door to breakfast kitchen.

**BREAKFAST KITCHEN**

4.17m plus recess x 3.78m (13'8" plus recess x 12'5")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Space for electric cooker with extractor above, plumbing and space for washing machine, space for tall fridge/freezer, wall tiling to work surface areas, built-in cupboard with shelving, recessed LED ceiling spotlights, single radiator with thermostat, tiled floor, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

**LANDING**



UPVC double glazed window to front, two ceiling light points, access to loft space, and built-in linen cupboard. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE**

4.62m x 4.17m to front of wardrobe (15'2" x 13'8" to front of wardrobe)



Full height fitted wardrobes to the length of one wall with three sliding doors having hanging space and shelving, single radiator with thermostat, ceiling light point, UPVC double glazed window to the side, and UPVC double glazed window overlooking the front.

**BEDROOM TWO**

4.34m to front of wardrobe x 3.76m (14'3" to front of wardrobe x 12'4")



Full height fitted wardrobes to the length of one wall with three sliding doors having hanging space and shelving, UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

**BEDROOM THREE**

2.74m x 2.06m (9' x 6'9")



UPVC double glazed window to side, single radiator with thermostat, and ceiling light point.

**FAMILY BATHROOM**

3.78m max x 2.03m (12'5" max x 6'8")



Modern white suite with chrome style fittings comprising: panelled bath; pedestal wash hand basin; low level WC; and tiled shower enclosure with Mira shower, glazed shower screen and folding glazed door. Part-tiled walls, single radiator, vinyl floor covering, ceiling light point, built-in storage cupboard housing the Intergas HRE combination condensing gas fired central heating boiler with storage cupboard above, two mirror fronted medicine cabinets and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**



To the front there are two lawned areas with well stocked

shrub borders being enclosed by a low brick boundary wall and wooden fencing. A block paved driveway leads to a single garage. To the rear of the garage there is a paved courtyard area ideal for bin storage. A gated pathway at the side provides access to the rear garden.

**SINGLE GARAGE**

4.65m x 2.62m (15'3" x 8'7")

With an up and over garage door, light, electric meter, fuse board, gas meter, power, cold water tap, UPVC double glazed window with obscured glass, and personal door to outside.

**OUTSIDE REAR**



To the rear there is a lawned garden with block paved path and gravelled border being enclosed by concrete sectional wooden panel fencing. Outside light.