



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	84
(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	

4 Smithy Pathway
Chester,
CH4 7NJ

Price
£325,000

* FOUR BEDROOMS * DRIVEWAY & GARAGE. A modern and well-presented four-bedroom detached family home, occupying a pleasant cul-de-sac position within an established residential area close to Lache Lane and conveniently situated for easy access to Chester city centre. The spacious accommodation briefly comprises an inviting entrance hallway, a bright dual-aspect living room, separate dining room, contemporary fitted kitchen and a convenient downstairs WC. To the first floor, the landing includes a useful storage cupboard housing the combination gas-fired central heating boiler, alongside four generously sized bedrooms and a well-appointed family bathroom featuring a shower bath. The property benefits from UPVC double glazing throughout, with many windows fitted with stylish shutters, as well as gas-fired central heating. Externally, the property enjoys lawned gardens to the front and side with block-paved pathways, while a block-paved driveway provides off-road parking and leads to a single brick-built garage with up-and-over door, power and lighting. To the rear, the enclosed garden features a lawn and block-paved pathway, and enjoys a desirable southerly aspect. An ideal family home in a popular and convenient location.

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 property is located in a popular residential area, close to Lache Lane. Local amenities include a parade of shops in Westminster Park. The city centre is just over a mile away. Nearby Handbridge provides further shops, restaurants, pubs, a Church and schools for all ages. The renowned King's and Queen's Independent Schools are also within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. Easy access is available to the Chester Business Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Outside lantern style light. UPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Ceiling light point, single radiator, hanging for coats, cupboard housing the gas meter and staircase to the first floor. Doors to living room, dining room and downstairs WC.

DOWNSTAIRS WC

1.27m x 1.17m (4'2" x 3'10")

Well appointed suite in white with chrome style fittings comprising: low level dual-flush WC; and fitted worktop with semi-inset wash hand basin, mixer tap and storage cupboard beneath. Part-tiled walls, vinyl wood effect flooring, chrome ladder style towel radiator, two recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

LIVING ROOM

Dual aspect living room with UPVC double glazed window and UPVC double glazed French doors to the rear garden with shutters, two radiators with radiator covers, coved ceiling, two ceiling light points, two fitted cupboards with book shelving above. Door to the kitchen.

DINING ROOM

2.84m x 2.82m (9'4" x 9'3")

UPVC double glazed window to side, ceiling light with dimmer switch control, and single radiator with thermostat. Door to the kitchen.

KITCHEN

3.76m x 2.34m (12'4" x 7'8")

Fitted with a modern range of cream high gloss fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with chimney style extractor above and built-in electric double oven and grill. Plumbing and space for slimline dishwasher, plumbing and space for washing machine, ceiling light point, tiled floor, useful built-in understairs storage cupboard with space for tall fridge/freezer, UPVC double glazed window to side, and UPVC double glazed door to outside. Door to living room.

LANDING

Smoke alarm, ceiling light point, access to part-boarded loft space with retractable aluminium ladder and light, and built-in cupboard housing a Vaillant Ecotec Plus 837 combination condensing gas fired central heating boiler with 2 slatted shelves.

BEDROOM ONE

3.76m x 3.30m (12'4" x 10'10")

UPVC double glazed window overlooking the front with shutters, coved ceiling, ceiling light point, radiator with radiator cover, and two fitted chrome hanging rails.

BEDROOM TWO

3.78m x 2.87m (12'5" x 9'5")

UPVC double glazed window to front with shutters and blackout blind, UPVC double glazed window to side with shutters and blackout blind, coved ceiling, ceiling light point with dimmer switch control, radiator with radiator cover, and useful built-in over stairs wardrobe cupboard.

BEDROOM THREE

2.74m x 2.44m (9' x 8')

UPVC double glazed window to rear with shutters, coved ceiling, ceiling light point with dimmer switch control, and radiator with radiator cover.

BEDROOM FOUR

2.72m x 1.96m (8'11" x 6'5")

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

BATHROOM

2.57m max x 1.75m max (8'5" max x 5'9" max)

Well appointed and recently refitted suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, recessed LED ceiling spotlights, chrome ladder style towel radiator, Vent-Axia extractor, vinyl wood effect flooring, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front and side there is a lawned garden with mature shrubbery. There is a block paved pathway to the entrance porch which also extends to the side with a wooden gate to the rear garden. A block paved driveway to the right hand side of the house provides access to a single brick built detached garage.

GARAGE

5.05m x 2.49m (16'7" x 8'2")

With an up and over garage door, fluorescent strip light, fitted shelving, and two double power points.

OUTSIDE REAR

To the rear there is a lawned garden with block paved pathway and step with low wall leading up to a further lawned area. The garden enjoys a southerly aspect and is enclosed by wooden fencing. Outside water tap.

DIRECTIONS

From Chester City centre proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit into Lache Lane. Follow Lache Lane for some distance and take the turning right after Lache Hall Crescent into Green Lane. Then take the turning right into Forge Way and then the second turning right into Smithy Pathway and the property will then be found on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

* Mains electricity, gas, water and drainage are connected.
* The gas fired central heating boiler has been annually serviced.

*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