

59 Marlston Avenue, Chester, Cheshire, CH4 8HE

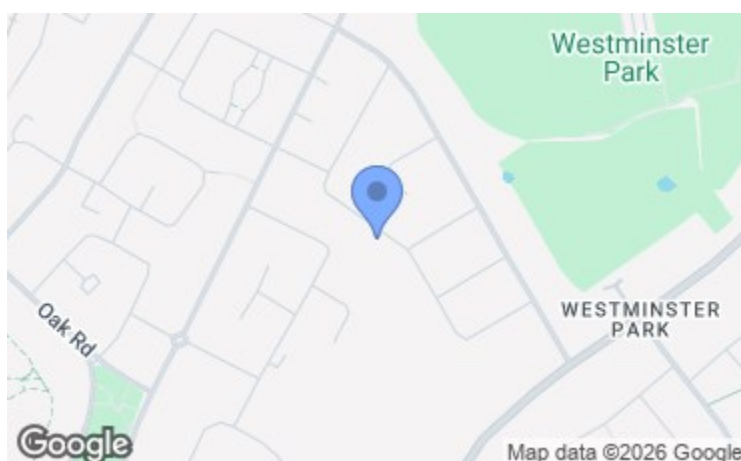
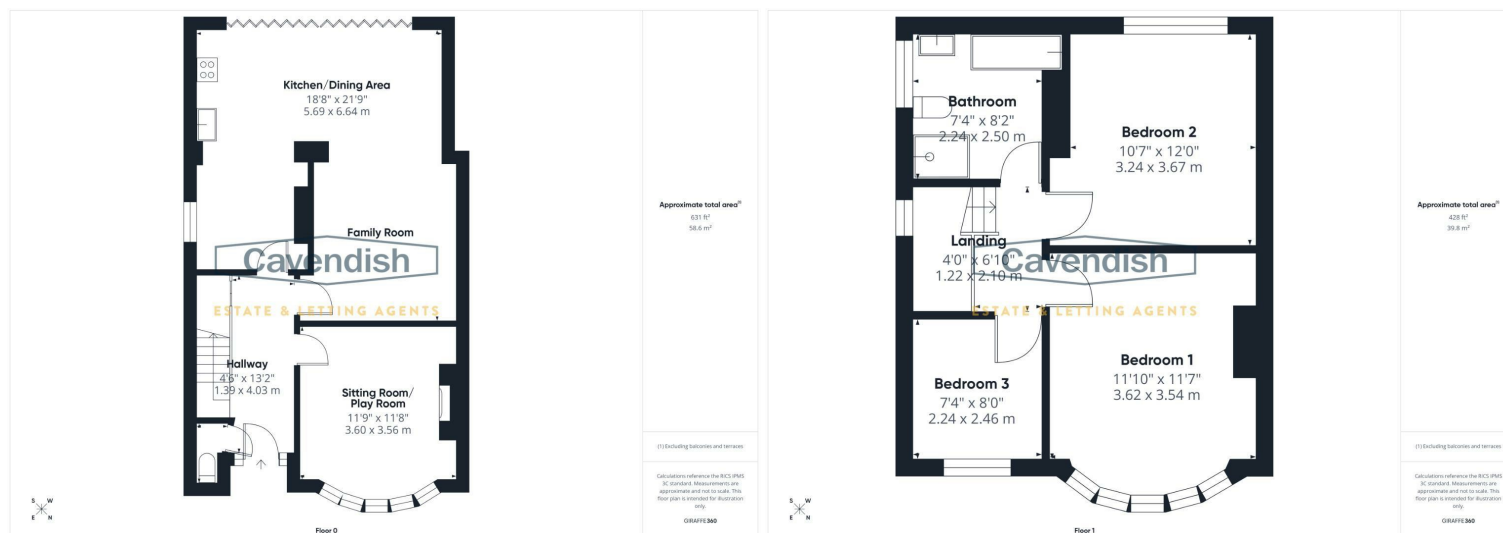
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



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		75	84
	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		

59 Marlston Avenue
Chester, Cheshire
CH4 8HE

Price
£425,000

Beautifully presented throughout, this attractive 1930s three-bedroom semi-detached home is ideally situated on Marlston Avenue, close to Lache Lane and within easy reach of the city centre.

The property opens with an inviting entrance porch featuring a stylish herringbone tiled floor and a wooden panelled door with leaded inserts, leading into a welcoming reception hallway with elegant woodblock parquet flooring and a spindled staircase rising to the first floor. The ground floor also benefits from a convenient downstairs WC. A standout feature of the home is the impressive open-plan kitchen, dining and family space, designed for modern living. This bright and airy area boasts a part-vaulted ceiling with double glazed Velux rooflights and bi-folding doors that open onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, the landing with spindled balustrade provides access to the loft and leads to three bedrooms, along with a beautifully appointed bathroom featuring a heritage-style suite, complete with both a bath and separate shower. The property benefits from UPVC double glazing and gas-fired central heating via a Worcester condensing boiler. Externally, the front offers a lawned garden with established shrubbery and a low brick boundary wall. A gravel driveway runs along the side, leading through a wooden gate to a private gravelled courtyard with a cold water tap and access to a useful garage store with power and lighting. The rear garden has been thoughtfully landscaped, featuring a paved terrace, lawn and raised beds, all enclosed by wooden fencing - perfect for relaxing or entertaining.



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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.

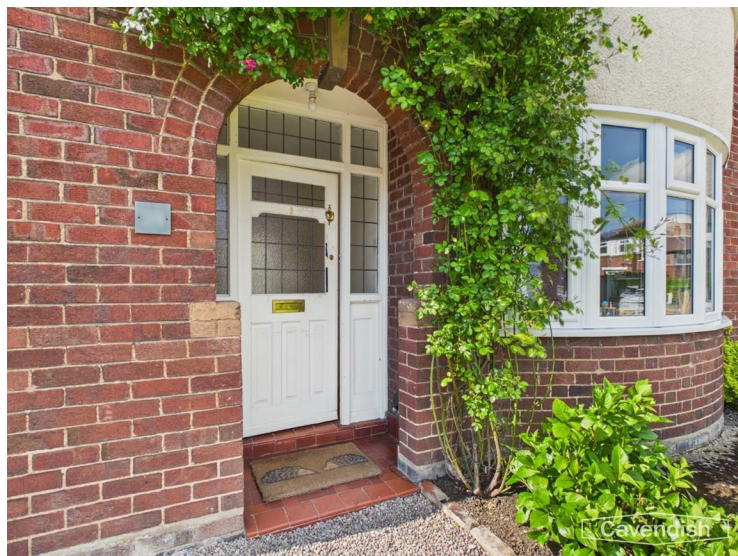
Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION

The property is located in a popular residential location, with local amenities nearby including a good range of shops in Westminster Park and neighbouring Handbridge, together with the extensive facilities offered by the City Centre. There are local primary schools, Queen's Park High School and the Catholic High School in Handbridge and the renowned King's and Queen's Independent Schools within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. The Business Park is within a few minutes' drive, together with the A55 expressway which links into the motorway network.

THE ACCOMMODATION COMPRISES:

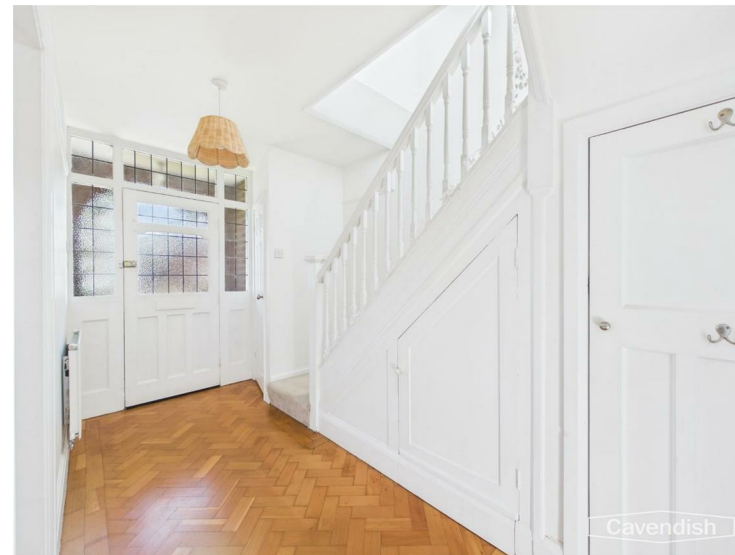
PORCH



Open porch with herringbone tiled floor, external double power point, light point, and outside light. Wooden panelled entrance door with leaded inserts, matching side panels and window light above to the entrance hall.

ENTRANCE HALL

4.04m max x 2.24m max (13'3" max x 7'4" max)



Ceiling light point, single radiator with thermostat, woodblock parquet flooring, picture rails, and turned spindled staircase to the first floor with a built-in understairs storage cupboard housing a Worcester condensing gas fired central heating boiler and a second understairs storage cupboard housing the electric meter and electrical consumer unit. Doors to the downstairs WC, family room, kitchen and sitting room/play room.

DOWNSTAIRS WC

Comprising: low level WC; and wash hand basin with mixer tap. Ceiling light point, picture rails and extractor.



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 approximately half a mile and turn right into Lache Park Avenue. Then take the turning left into Marlston Avenue, follow the road around the bend and the property will be found after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

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

*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

ladder style towel radiator, tiled floor, wall light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front of the property there is a neatly laid lawn with shrubbery being enclosed by low brick boundary walling, and a gravel driveway which extends to the side. A wooden gate at the end of the driveway opens onto a gravelled courtyard area with outside water tap, gas meter cupboard and provides access to the garage store. A further wooden gate between the house and the garage provides access to the rear garden.



GARAGE STORE

6.45m x 2.77m (21'2" x 9'1")

With an up and over garage door, strip lighting, power, and side personnel door.

OUTSIDE REAR



To the rear there is a paved patio and neatly laid lawn with raised beds being enclosed by wooden fencing.



KITCHEN/DINING & FAMILY ROOM



A large open-plan kitchen/dining area and family room featuring a part-vaulted ceiling with two double glazed Velux rooflights and bi-folding doors to the rear garden.

KITCHEN/DINING AREA

5.46m max x 5.66m max (17'11" max x 18'7" max)



Fitted with a comprehensive range of white fronted base and wall level units incorporating drawers, cupboards and wine rack with quartz worktops and matching upstands. Inset Belfast style sink unit with mixer tap. Free-standing Smeg range style cooker with six-ring gas hob, double oven and grill with extractor above. Integrated Zanussi washing machine, Zanussi dishwasher, and Baumatic tumble dryer,

space for tall fridge/freezer, recessed LED ceiling spotlights, two pendant light points, two wall light points, Oak wood strip flooring, double radiator with thermostat, single radiator with thermostat, UPVC double glazed window to the side, ample space for dining table and chairs, two double glazed Velux rooflights, and double glazed aluminium bi-folding doors to the rear garden.





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FAMILY ROOM

3.61m x 3.20m (11'10" x 10'6")



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Decorative fireplace recess with wooden mantel, oak wood strip flooring, ceiling light point, and provision for wall mounted flat screen television.

SITTING ROOM/PLAY ROOM

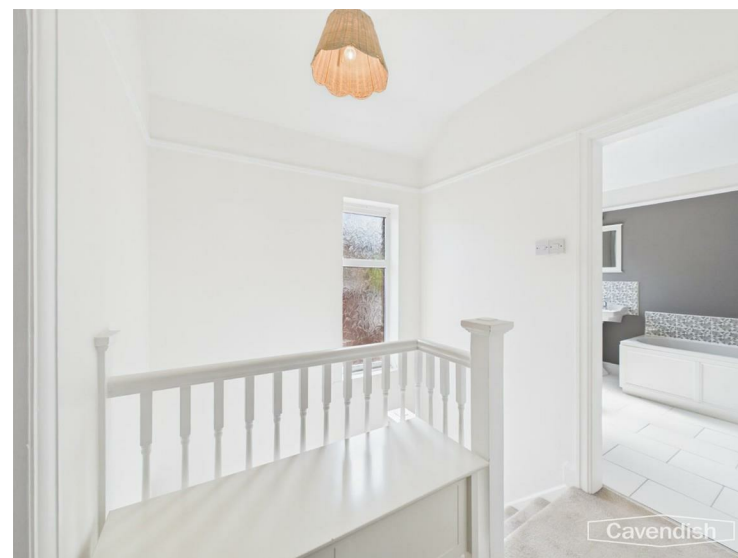
3.96m into bay x 3.58m max (13' into bay x 11'9" max)



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UPVC double glazed bay window overlooking the front, ceiling light point, picture rails, single radiator with thermostat, and woodblock parquet flooring.

FIRST FLOOR LANDING



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UPVC double glazed window on the half landing, spindled balustrade, ceiling light point, picture rails, and access to boarded loft space with retractable wooden ladder and light. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.11m into bay x 3.58m (13'6" into bay x 11'9")



Cavendish

UPVC double glazed bay window overlooking the front, ceiling light point, picture rails, and single radiator with thermostat.

BEDROOM TWO

3.63m x 3.23m plus recess (11'11" x 10'7" plus recess)



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

BEDROOM THREE

2.46m x 2.24m (8'1" x 7'4")

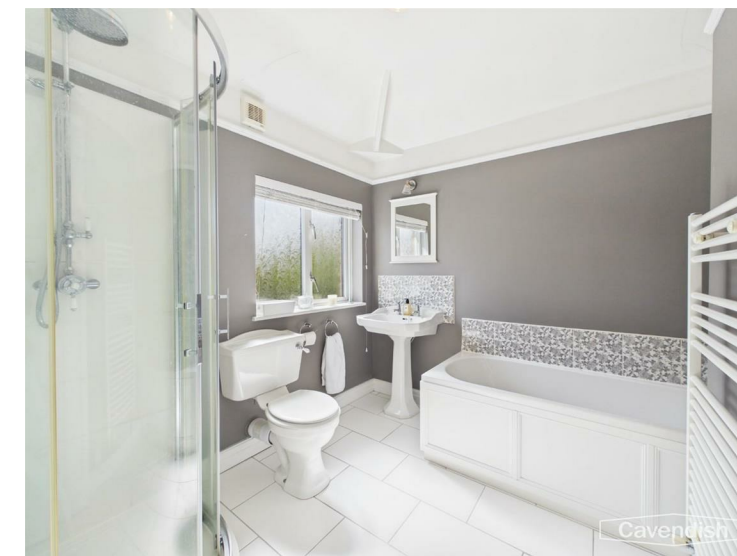


Cavendish

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

BATHROOM

2.62m max x 2.46m (8'7" max x 8'1")



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Well appointed heritage style suite in white with chrome style fittings comprising: panelled bath with tiled surround; pedestal wash hand basin with tiled splashback; low level WC; and tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screens and curved glazed sliding doors. Ceiling light point, extractor, picture rails, dual-fuel