

14 Lache Hall Crescent, Chester, CH4 7NF

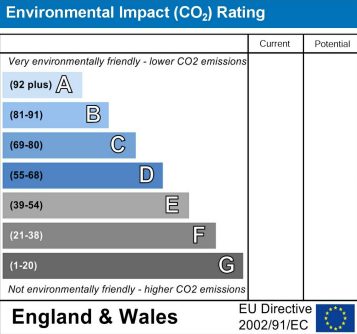
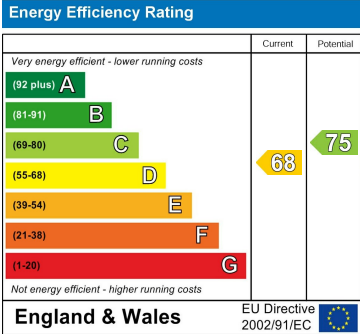


Approximate total area[®]
776 ft²
72.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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14 Lache Hall Crescent
Chester,
CH4 7NF

Offers Over
£290,000

This immaculately presented three-bedroom semi-detached home offers generous living space throughout and is ideal for families or professionals alike. The property boasts a spacious open-plan lounge and dining area, complete with a charming feature fireplace and patio doors that lead to a beautifully established garden. A modern kitchen with integrated appliances provides both style and practicality, while the contemporary bathroom features a sleek three-piece white suite. All three bedrooms are generously sized, offering comfortable and versatile accommodation. The welcoming hallway and handy porch provide additional storage and enhance the character of this delightful home. Off-road parking adds further convenience. Situated on the sought-after Lache Hall Crescent in Chester, the property enjoys excellent transport links, proximity to local amenities, and access to scenic walks along the nearby River Dee. This is a wonderful opportunity to own a stylish, character-filled home in a desirable residential 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.

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Hallway

1.79 x 3.31 m (5'10" x 10'10")



The hallway provides a bright and airy space that connects the entrance with the lounge and kitchen. Its wooden flooring and neutral walls create a fresh and welcoming first impression.

Lounge / Dining Room

3.42 x 7.46 m (11'3" x 24'5")



The spacious lounge and dining room is enhanced by a large bay window and french doors that fill the space with natural light and there is a feature fireplace creating a focal point in the room, creating a warm and inviting atmosphere perfect for relaxing or entertaining.



Kitchen

2.70 x 2.89 m (8'10" x 9'5")



This kitchen offers a practical and well-arranged space with plenty of cabinets and work surfaces. The tiled floor complements the classic white cabinetry and leads to a door that opens directly onto the rear garden, allowing easy access for outdoor dining and entertaining. The floor is laid with the original quarry tiles adding character to the room.



Landing

1.65 x 2.25 m (5'4" x 7'4")



The landing upstairs is well-lit by a window, providing access to three bedrooms and the bathroom. The neutral tones and carpeted floor

add a cosy, homely feel to this central space. There is also a large cupboard for storage.

Bedroom 1

2.44 x 4.24 m (8'0" x 13'10")



The master bedroom is a bright and comfortable space featuring a large bay window that lets in plenty of daylight.

Bedroom 2

2.44 x 2.15 m (7'11" x 7'0")



This second bedroom is a well-proportioned room with a window overlooking the outside. It is simply presented, allowing for flexible use as a bedroom or guest room.

Bedroom 3

2.77 x 3.37 m (9'1" x 11'0")



The third bedroom offers a bright space with a window that brings in natural light. This room has a great built-in cupboard complete with shelving.

Bathroom

2.46 x 1.85 m (8'0" x 6'0")



The bathroom is fitted with classic white sanitary ware including a bath with a shower over, a pedestal sink, and a toilet. The frosted window ensures privacy while allowing light to filter in, and the tiling provides a clean and fresh look.

Rear Garden



The rear garden is a delightful outdoor space with a lawn bordered by mature shrubs and plants,

creating a peaceful and private environment. A paved patio area and a shed offer practical storage and seating options, making it ideal for gardening or relaxing outdoors.



Location

Lache Hall Crescent is a popular residential area located just a short distance from Chester city centre. The neighbourhood offers a peaceful setting while still being conveniently close to shops, schools, and everyday amenities. Excellent transport links make commuting easy, with access to major roads and public transport routes nearby. The area is also close to picturesque walks along the River Dee and open green spaces, perfect for outdoor leisure. Its friendly community and well-kept surroundings make it a highly desirable place to live.

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.

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.

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 Agent's Chester office 01244 404040.

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

Council Tax Band C

Tenure

Believed to be freehold