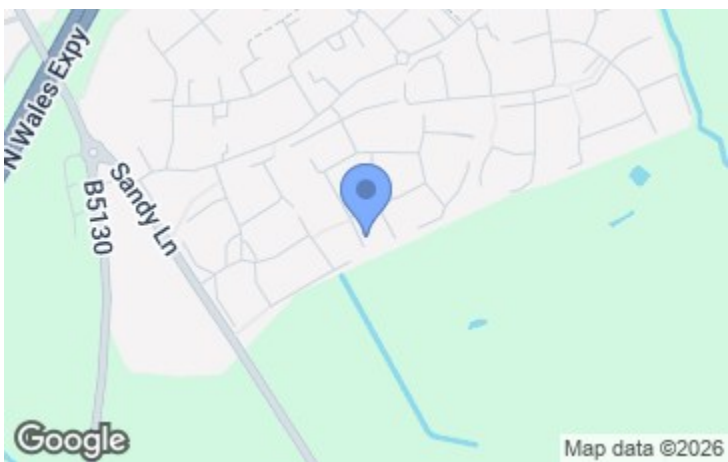


64 Green Howards Road, Saughton, Chester, CH3 6FA



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		80	83
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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 Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



**64 Green Howards Road**  
 Saughton, Chester,  
 CH3 6FA

**Price**  
**£450,000**

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.

\* FOUR BEDROOMS \* STUNING KITCHEN \* GARAGE. A modern four bedroom detached house located along a no-through road and forming part of a popular development at Saughton in the catchment area for well regarded primary and secondary schooling. The accommodation briefly comprises: entrance hallway with a built-in storage cupboard, impressive dining kitchen recently refitted with a contemporary range of kitchen units featuring quartz worktops and a number of integrated appliances, living room with bay window and provision for wall mounted flat screen television and French doors to the garden room, rear hall, downstairs WC, first floor landing, three bedrooms, each with fitted bedroom furniture, a well appointed family bathroom, and on the second floor there is a principal bedroom suite with bedroom with two built-in wardrobes and a well appointed en-suite shower room. The property benefits from gas fired central heating and has uPVC double glazed windows. Externally, there is a lawned garden at the front with decorative stone and wooden picket fencing with a gated pathway to the entrance door. A tarmac driveway at the side leads to a single brick-built garage. To the rear the garden has been designed for ease of maintenance with an artificial lawn, paving and decked seating area being enclosed by wooden fencing and brick walling.



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## LOCATION

The Crown Park development in Saughton is situated close to local shops in Huntington, and there is a Sainsbury's superstore nearby in Great Boughton. There are schools for all ages in the immediate vicinity, and buses run at frequent intervals into Chester. The City centre is within a short drive and provides extensive shopping and leisure facilities. The M53 motorway and the A55 North Wales Trunk Road are both close at hand providing easy access to neighbouring industrial and commercial centres.

## THE ACCOMMODATION COMPRISES:

### CANOPY PORCH

With external letterbox and outside lantern style light. Composite double glazed entrance door with letterbox to the entrance hall.

### ENTRANCE HALL

Double radiator with thermostat, wood-effect flooring, burglar alarm control pad, ceiling light point, mains connected smoke alarm and spindled staircase to the first floor with useful built-in understairs storage cupboard. Doors to the dining kitchen and living room.

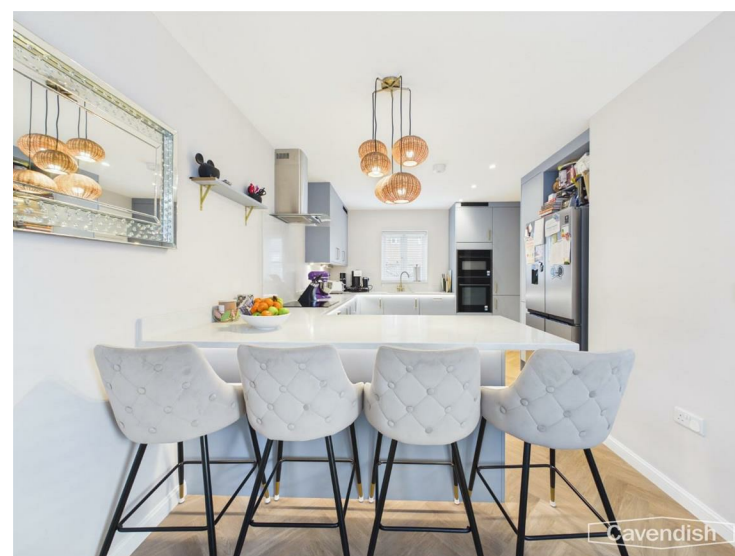
### DINING KITCHEN

5.82m plus bay window x 2.69m extending to 3.38m (19'1" plus bay window x 8'10" extending to 11'1")



Recently refitted with a comprehensive range of kitchen units incorporating drawers, cupboards, pull-out larder units and quartz worktops with under-counter LED lighting and incorporating a breakfast bar area with matching upstands. Inset one and a half bowl composite sink unit with mixer tap and drainer grooves into the worktop. Fitted four-ring Neff touch control ceramic hob with

splashback and extractor above, built-in Neff electric 'tilt and slide' fan-assisted oven and grill, and Neff microwave oven. Space for American style fridge/freezer, space for wine cooler, integrated Bosch dishwasher, integrated Beko tumble dryer and Bosch washing machine. Recessed LED ceiling spotlights, ceiling light point, mains connected heat alarm, vinyl tile-effect flooring, double radiator with thermostat, TV aerial point, telephone point, wall cupboard housing a Potterton Promax SL condensing gas fired central heating boiler, uPVC double glazed bay window overlooking the front with shutters, and uPVC double glazed window overlooking the rear. Door to rear hall.



## DIRECTIONS

From the Agent's Chester office proceed out of the City through The Bars in Boughton and continue along the dual carriageway to Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into Chester City. Then take the first turning left into Sandy Lane and follow the road, passing the Red House Public House on the right hand side, which leads into Chester Road. Follow the Chester Road through Huntington and at the mini roundabout next to the Rake & Pikel turn left into Sandy Lane. Then take the turning left into Highlander Road. Follow Highlander Road and take the turning right into Green Howards Road. At the junction turn right, which is a continuation of Green Howards Road, and follow the road around the bend. At the next bend, next to the small park, turn off to the right and the property will be found on the left hand side.

## TENURE

\* Tenure - Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

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

## AGENT'S NOTES

- \* Services - mains gas, electricity, water and drainage are connected.
- \* The property is on a water meter.
- \* There is an electric car charging point to the side of the house.
- \* The central heating boiler has been regularly serviced; the next service is due December 2026.

## 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

By appointment through the Agents Chester Office 01244 404040.

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

PS/SLC

gate between the house and the garage which provides access to the rear garden.

**OUTSIDE REAR**



To the rear the garden has been designed for ease of maintenance with artificial grass and decorative stone with two specimen trees, paving and decked seating area being enclosed by wooden fencing and brick walling. Outside water tap and exterior garden lighting.



**SINGLE GARAGE**

5.51m x 2.74m (18'1" x 9')

A single brick built garage with an up and over garage door, strip lighting, power, and side personal door.



**LIVING ROOM**

5.82m plus bay x 3.20m (19'1" plus bay x 10'6")



uPVC double glazed bay window with shutters overlooking the front, two double radiators with thermostats, TV aerial point, telephone point, two ceiling light points with dimmer switch controls, provision for wall mounted flat screen television and wood-effect flooring. Double opening glazed doors to the garden room and door to the rear hall.



**GARDEN ROOM**

3.07m x 2.72m (10'1" x 8'11")



With feature glazed lantern style rooflight, recessed LED ceiling spotlights, two double radiators, wood-effect flooring, two uPVC double glazed windows and uPVC double glazed French doors with shutters to the rear garden.

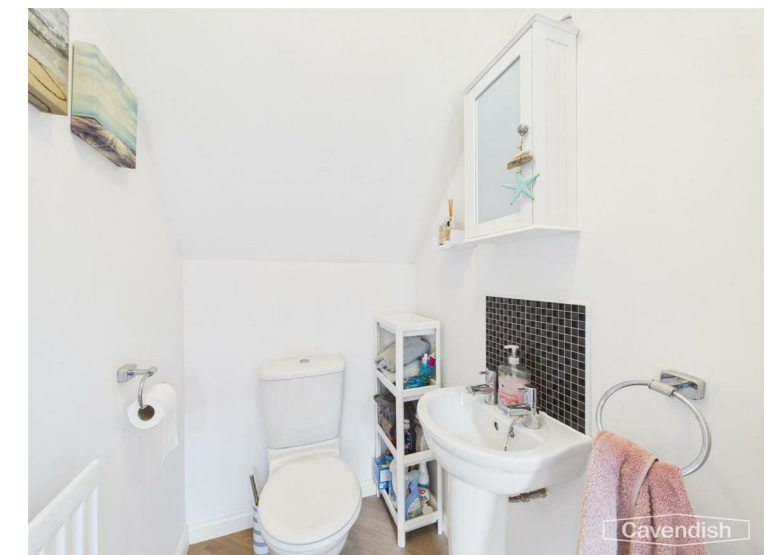
**REAR HALL**

1.63m x 1.17m (5'4" x 3'10")

Wood-effect flooring and ceiling light point. Composite double glazed door to outside and doors to the cloakroom/WC.

**CLOAKROOM/WC**

1.47m x 1.14m (4'10" x 3'9")



Low-level dual flush WC and pedestal wash hand basin with tiled splashback. Single radiator with thermostat, tile-effect flooring, ceiling light point and extractor.

### FIRST FLOOR LANDING

With spindled balustrade, ceiling light point, mains connected smoke alarm, uPVC double glazed window to rear and built-in cupboard housing a pressurised hot water cylinder. Doors to bedroom 2, bedroom 3, bedroom 4 and the family bathroom. Door to inner landing with staircase rising to the principal bedroom.

### BEDROOM 2

3.84m x 3.23m (12'7" x 10'7")



Fitted with a modern range of full height wardrobes with hanging space and shelving, uPVC double glazed window overlooking the front, ceiling light point and single radiator with thermostat.

### BEDROOM 3

3.43m x 2.64m (11'3" x 8'8")



Full height modern fitted wardrobe with hanging space and

shelving, a large chest of drawers, single radiator with thermostat, ceiling light point, and uPVC double glazed window overlooking the front.

### BEDROOM 4

2.31m x 2.64m (7'7" x 8'8")



Full height modern fitted wardrobe with hanging space and shelving, chest of drawers, ceiling light point, single radiator with thermostat and uPVC double glazed window overlooking the rear garden.

### FAMILY BATHROOM

2.16m x 1.88m (7'1" x 6'2")



Modern white suite with chrome style fittings comprising: a double ended panelled bath with central mixer tap, shower attachment and glazed shower screen; pedestal wash hand basin with mixer tap; and low-level dual-flush WC. Wall tiling to bath and shower

area, tiled floor, chrome ladder style towel radiator with thermostat, recessed LED ceiling spotlights, extractor and uPVC double glazed window with obscure glass.

### SECOND FLOOR PRINCIPAL BEDROOM SUITE



### PRINCIPAL BEDROOM

5.99m max x 3.86m max (19'8" max x 12'8" max)



With a spindled balustrade, uPVC double glazed window overlooking the front, double glazed rooflight, two ceiling light points, mains connected smoke alarm, access to part-boarded loft space with retractable ladder, digital thermostatic heating controls, and two built-in wardrobes. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM



Modern white suite with chrome style fittings comprising: a tiled shower enclosure with glazed screen and sliding door; pedestal wash hand basin with mixer tap; and low-level dual-flush WC. Part-tiled walls, tiled floor, chrome ladder style towel radiator with thermostat, recessed LED ceiling spotlights, extractor and uPVC double glazed window with obscure glass.

### OUTSIDE FRONT



The property occupies a pleasant position at the end of a no-through road. To the front there is a lawned garden with decorative stone and shrubbery being enclosed by wooden picket fencing with a gated pathway to the canopy porch. A tarmac driveway at the side with parking for two cars leads to a single garage. Electric car charging point and external power points to side. A flagged path to the side of the driveway leads to a wooden