



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.



23 Gonsley Close
Northgate Village, Chester,
CH2 2DT

Price
£185,000

* TWO BEDROOM TOWNHOUSE * GARDEN AND PARKING * NO ONWARD CHAIN. A two bedroom townhouse forming part of the popular Northgate Village development, which is ideally situated within walking distance of the city centre. The accommodation briefly comprises: entrance hall, living room/dining area enjoying patio doors to outside, kitchen, landing, bedroom one, bedroom two and bathroom. The property benefits from gas fired central heating and has UPVC double glazed windows. Externally there is a parking space at the front and an enclosed easy to maintain garden. There is no onward chain involved in the sale of this property.

LOCATION

Northgate Village is an interesting development of properties of varying design built in the 1980's. The City centre is within easy walking distance with its wealth of shops, restaurants, pubs and clubs. The Northgate Arena and Total Fitness are both nearby; the railway station is also within easy reach and the property is well placed for easy access to the motorway network and A41 ring road which provides easy commuting to neighbouring industrial and commercial centres.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

1.75m max x 1.02m (5'9" max x 3'4")
UPVC double glazed entrance door, hanging for cloaks, and single radiator. Opening to the living room/dining area.

LIVING ROOM/DINING AREA

4.19m x 3.43m plus staircase (13'9" x 11'3" plus staircase)



UPVC double glazed sliding patio doors to outside, ceiling light point, double radiator, TV aerial point, telephone point, smoke alarm, digital Ideal central heating controls, and turned spindled staircase to the first floor. Opening to kitchen.

**KITCHEN**

2.29m x 2.11m (7'6" x 6'11")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops.

Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Space for electric cooker with extractor above, plumbing and space for washing machine, space for fridge, ceiling light point, vinyl wood effect flooring, single radiator, and UPVC double glazed window,

FIRST FLOOR LANDING

Tall UPVC double glazed window on the staircase, ceiling light point, and smoke alarm. Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

4.19m x 2.92m narrowing to 2.24m (13'9" x 9'7" narrowing to 7'4")



UPVC double glazed window, ceiling light point, single radiator, and access to loft space.

BEDROOM TWO

2.59m x 2.29m (8'6" x 7'6")



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

BATHROOM

1.93m x 1.75m (6'4" x 5'9")



White suite comprising: panelled bath with Triton electric shower over and shower rail; pedestal wash hand basin; and low level dual-flush WC. Part-tiled walls, single radiator, extractor, ceiling light point, built-in cupboard with slatted shelving housing an Ideal combination condensing gas fired central heating boiler, and UPVC double glazed window with obscured glass.

OUTSIDE

To the front there is an easy to maintain concrete garden with a flagged pathway, outside light and integral store. A wooden gate at the side provides access to a paved garden enclosed by wooden fencing enjoying patio doors from the living room. There is also an integral brick built store housing the electric meter, electrical consumer unit and gas meter.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway and at the Fountains Roundabout proceed straight across. Then take the turning left just before the Northgate Arena into Victoria Road. After a short distance turn right into Northgate Avenue past Rowlands Pharmacy and follow the road into Northgate Village. Follow Northgate Avenue and take the turning left after Foxwist Close into Gonsley Close. The property will then be found after some distance ahead of you.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that 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