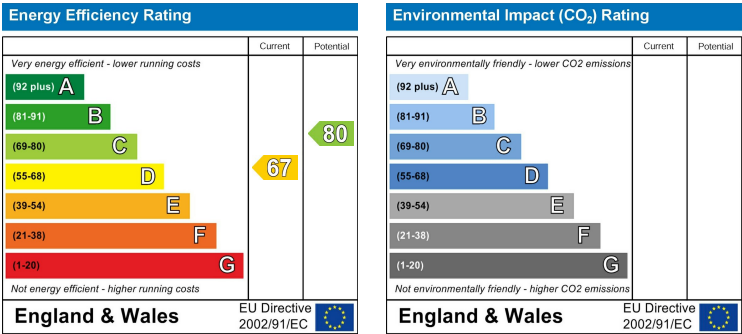
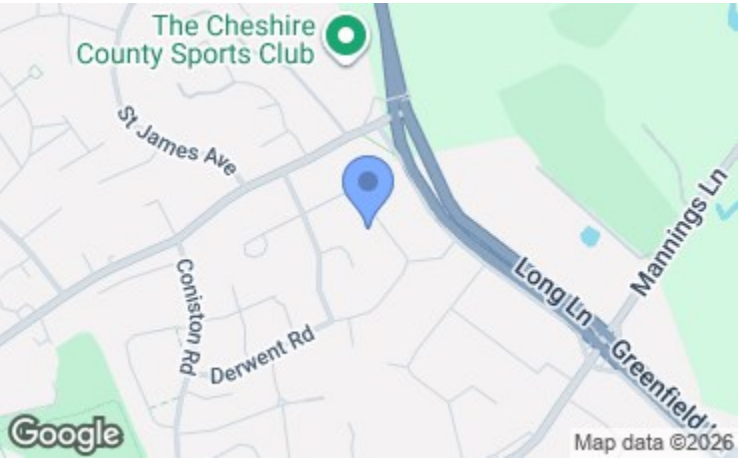
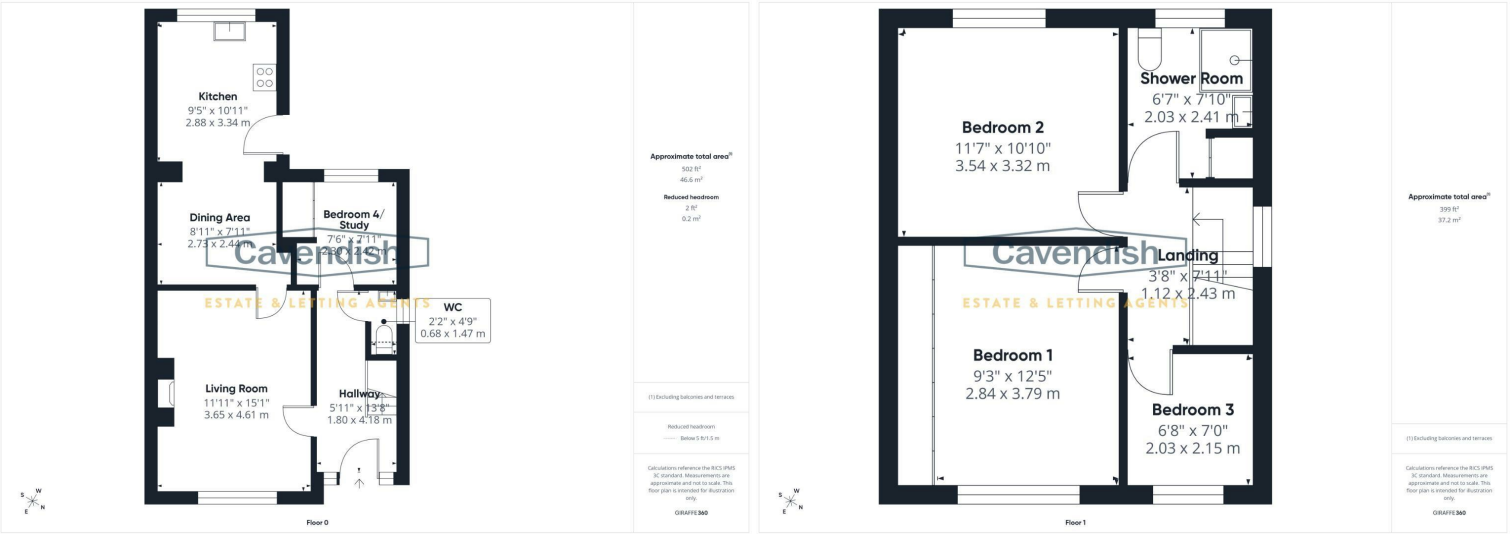




18 Ullswater Crescent
Plas Newton, Chester,
CH2 2PW

Price
£310,000

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.

Popular Residential Location | Close to Primary & Secondary Schools | No Onward Chain

Situated within an established and popular residential area, conveniently positioned just off Plas Newton Lane in Chester, this three-bedroom semi-detached home offers versatile accommodation, making it an ideal choice for families. The property, which would benefit from some updating, briefly comprises an open porch leading into an entrance hallway, downstairs WC, comfortable living room featuring a Living Flame coal-effect gas fire, and a dining room which is open-plan to the fitted kitchen. There is also a versatile fourth bedroom/study, providing an excellent space for home working, hobbies or additional accommodation. To the first floor, there are three bedrooms and a wet shower room. The property benefits from UPVC double glazing throughout and gas-fired central heating, served by a British Gas combination boiler. Externally, the front of the property features a lawned garden with a barked circular shrub bed and borders, enclosed by low brick walling. A flagged driveway extends to the side of the property, providing access to a single brick-built garage. To the rear is a neatly maintained lawned garden, complemented by a raised bed and flagged patio areas, all enclosed by a combination of walling and wooden fencing. A particularly appealing feature is the property's convenient location, with both primary and secondary schooling close by. The property is also offered for sale with no onward chain, making it an excellent opportunity for those looking to move without an extended chain.

LOCATION

The property is conveniently situated for local amenities including a nearby parade of shops along Kingsway, and both primary and secondary schooling. The property is also within easy reach of Chester Station and the suburb of Hoole which provides a wide range of excellent shops including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. There is a regular bus service into the city centre and it is also only a few minutes drive from the M53/M56 with its links to the national motorway networks.

THE ACCOMMODATION COMPRISES:

PORCH

Arched brick open entrance porch with tiled step. UPVC double glazed entrance door with double glazed side windows to the entrance hallway.

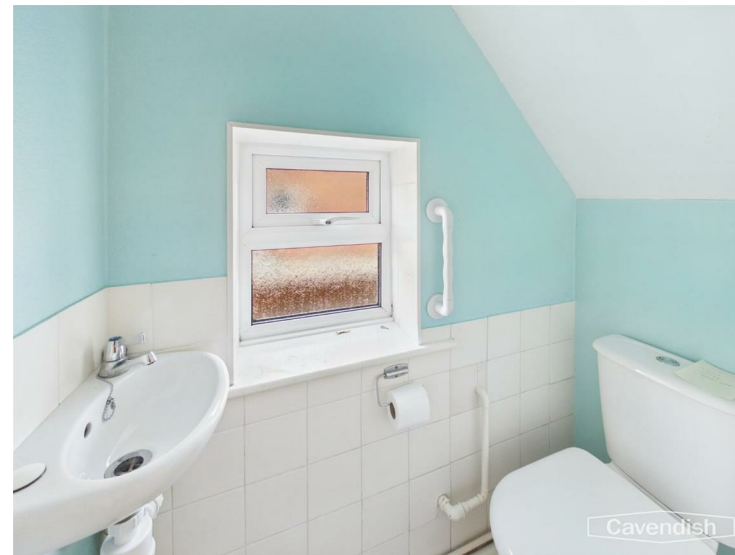
ENTRANCE HALLWAY



Ceiling light point, smoke alarm, cupboard housing the electric meter and electrical consumer unit, wall mounted thermostatic heating controls, and staircase to the first floor. Doors to living room, study/bedroom four and downstairs WC.

DOWNSTAIRS WC

1.45m x 0.69m (4'9" x 2'3")



Comprising: low level dual-flush WC; and wall mounted wash hand basin with tiled splashback, Part-tiled walls, tiled floor, ceiling light point, and UPVC double glazed window with obscured glass.

LIVING ROOM

4.62m x 3.63m (15'2" x 11'11")



UPVC double glazed window overlooking the front, double radiator, ceiling light point, two wall light points, and chimney breast with inset 'Living Flame' coal-effect gas fire and raised hearth. Door to dining room.

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge which leads into Plas Newton Lane. Follow Plas Newton Lane past the Firs School and the Church. Then take the turning right after Coniston Road into Windermere Avenue. Then take the first turning left into Ullswater Crescent and

the property will be found after some distance on the right hand side.

TENURE

* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West & Chester Council.

AGENT'S NOTES

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

***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

DINING ROOM

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



Ceiling light point, and single radiator with thermostat. Opening to kitchen.

KITCHEN

3.33m x 2.87m (10'11" x 9'5")



Fitted with a range of solid wood fronted base and wall level units incorporating drawers, cupboards and a glazed leaded display cabinet with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring electric ceramic hob with extractor above, and built-in electric double oven and grill. Space for fridge, plumbing and

space for washing machine, fluorescent strip light, tiled floor, UPVC double glazed window overlooking the rear, and UPVC double glazed door to outside.

STUDY/BEDROOM FOUR

2.77m into wardrobe x 2.46m (9'1" into wardrobe x 8'1")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and fitted wardrobe with hanging space and shelving.

LANDING



Ceiling light point, smoke alarm, access to loft space, and UPVC double glazed window on the half landing to the side.

Doors to bedroom one, bedroom two, bedroom three and shower room.

BEDROOM ONE

3.81m x 3.45m (12'6" x 11'4")



Full height fitted wardrobes to the length of one wall with hanging space and shelving, UPVC double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

BEDROOM TWO

3.45m x 3.33m (11'4" x 10'11")



Fitted with a range of bedroom furniture incorporating two double wardrobes with storage cupboards above, drawer

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

BEDROOM THREE

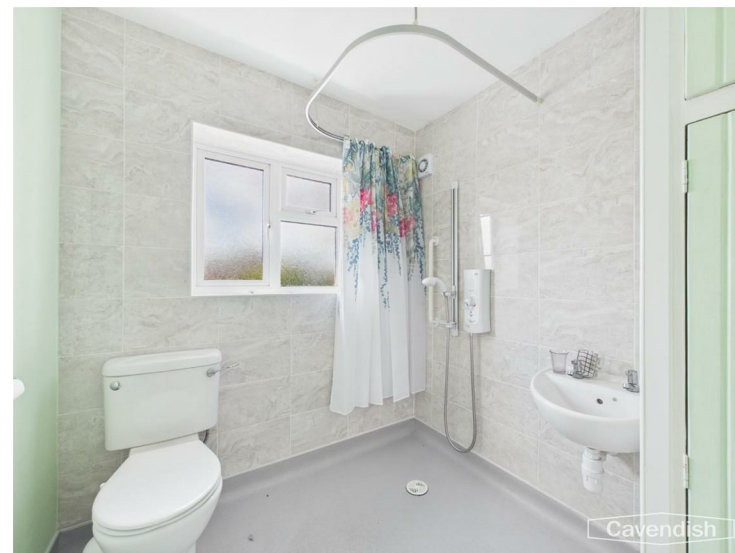
2.16m x 2.01m (7'1" x 6'7")



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

SHOWER ROOM

2.41m x 2.03m (7'11" x 6'8")



Comprising: wet shower area with Mira electric shower, shower curtain and rail; wall mounted wash hand basin; and low level WC. Wet flooring, ceiling light point, part-tiled

walls, built-in cupboard housing a British Gas combination condensing gas fired central heating boiler and the central heating and hot water controls, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a neatly laid lawned garden with barked circular bed and borders being enclosed by low brick walling. A flagged driveway extends to the side which leads to a single brick built garage. External gas meter cupboard to side.



SINGLE GARAGE



Single brick-built garage with up and over garage door, light, UPVC double glazed window to side, and side personnel door.

OUTSIDE REAR



To the rear there is a paved area and neatly laid lawned garden with raised bed being enclosed by walling and wooden fencing. There is a further paved area to the rear of the garage. Outside water tap, and water butt.