

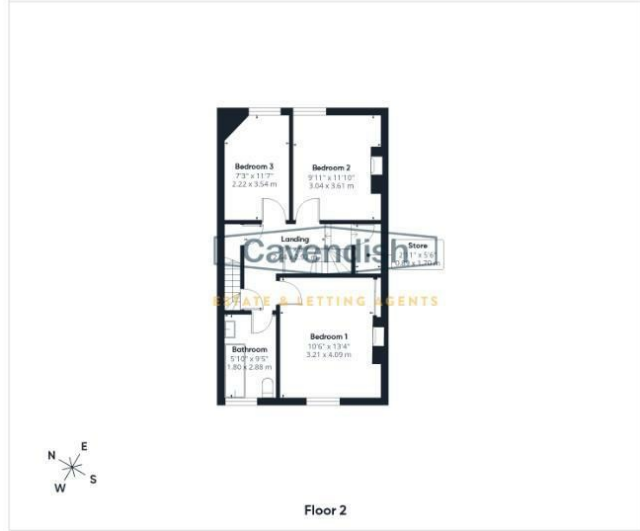
16 Lorne Street, Chester, Cheshire, CH1 4AE



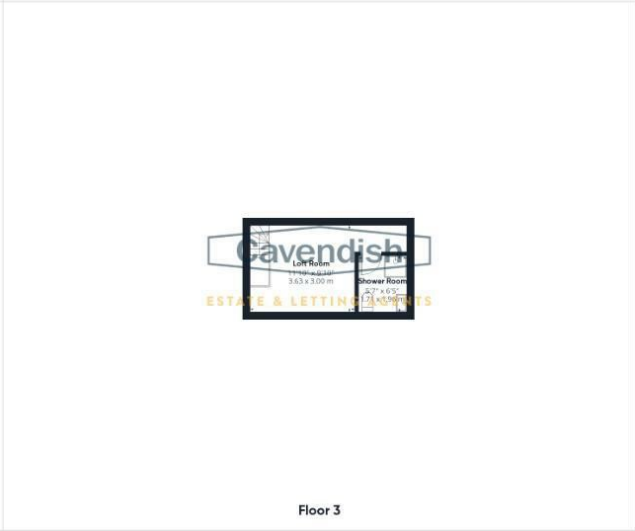
Floor 0



Floor 1



Floor 2



Floor 3

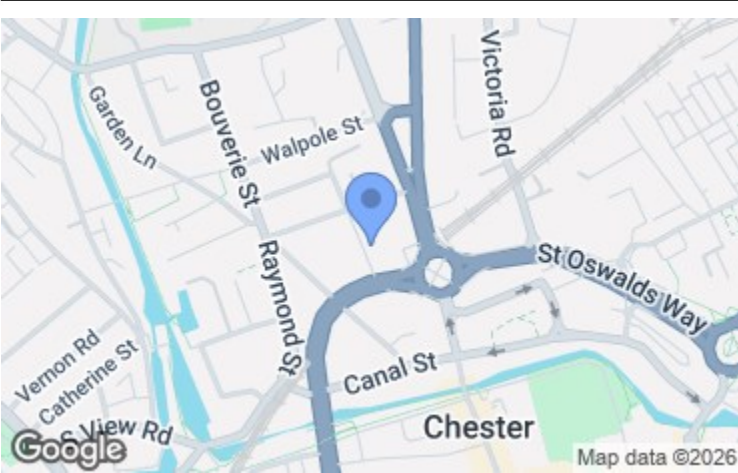
1441 ft²134 m²

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

GIRAFFE360

GIRAFFE 360		
Impact (CO ₂) Rating		
	Current	Potential
Steadily - lower CO ₂ emissions		

Impact (CO ₂) Rating	Current	Potential
endly - lower CO ₂ emissions		



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			60
England & Wales		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		24	32
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC 



Cavendish
ESTATE AGENTS

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16 Lorne Street
Chester, Cheshire
CH1 4AE

Price
£260,000

Period Bay-Fronted Terraced House | Garden Quarter | Three Bedrooms + Loft Bedroom | Original Features | Scope for Improvement
A charming period bay-fronted terraced house situated in the highly sought-after Garden Quarter area of Chester, ideally positioned for access to the University, Northgate Street and Chester city centre.

The property retains a wealth of original period features, including sash windows, decorative coving and cast-iron fireplaces, and offers an exciting opportunity for a purchaser to enhance and modernise the accommodation while retaining its character and charm.

The accommodation briefly comprises an inviting reception hallway with original Minton tiled flooring and useful pantry storage, a spacious living room with attractive bay window overlooking the front, and a separate sitting room/dining area featuring two sash windows overlooking the rear garden. There is also a kitchen located to the rear.

The first floor provides three bedrooms, a useful built-in storage cupboard and a family bathroom. On the second floor is a further loft room with shower room, providing versatile additional accommodation.

The property benefits from gas-fired central heating and a mains-connected fire alarm system.

Externally, there is a small garden to the front, while to the rear is an enclosed garden featuring a lawned area and flagged patio, bounded by brick walling and wooden fencing. An additional outside WC is also provided.

Situated within easy reach of the city centre and offering considerable scope for further improvement and enhancement, this is an excellent opportunity to acquire a characterful period property in a popular and convenient Chester location.

Early viewing is strongly recommended.

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LOCATION

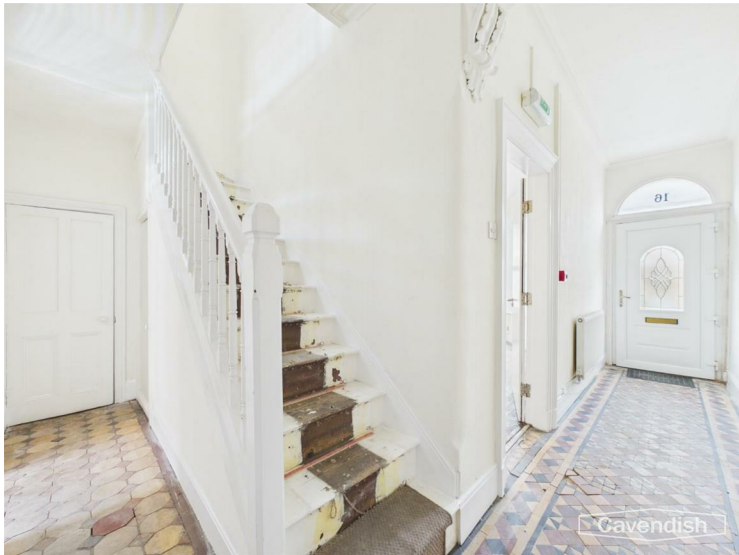
Lorne Street is located within easy walking distance of the University of Chester Campus. The area benefits from good access to local amenities, schools and public transport, while nearby road links provide convenient connections to surrounding areas. Chester’s historic city centre is also within a short distance, easily accessed via Northgate Street, offering a wide range of cultural, recreational and commercial facilities.

THE ACCOMMODATION COMPRISES:

RECEPTION HALL



UPVC double glazed entrance door with arched window light above, coved ceiling, ceiling light point, decorative mouldings, Minton tile floor, double radiator with thermostat, fire alarm control panel, and spindled staircase to the first floor. Doors to living room, dining room and store cupboard. Door with stairs leading down to the cellar.



STORE CUPBOARD

1.73m x 0.86m (5'8" x 2'10")

Walk-in store cupboard with ceiling light point, electrical consumer unit, fitted shelving, and internal glazed window.

LIVING ROOM

4.75m into bay x 4.09m (15'7" into bay x 13'5")



UPVC double glazed bay window overlooking the front, coved ceiling, picture rails, double radiator with thermostat, and decorative ceiling coving.

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

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/PMW

OUTSIDE FRONT



To the front of the property there is a small garden enclosed by a low brick wall with metal railing and holly hedge. A gated pathway with two steps leads to the entrance door.

OUTSIDE REAR



To the rear there is a lawned garden with flagged patio being enclosed by brick walling and wooden fencing. Pedestrian access is available to the rear. There is also a brick-built outside WC.



DIRECTIONS

From the agents Chester Office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street which leads into St. Martin's Way. At the Fountains roundabout take the first exit and keeping in the left hand lane, continue along the A540 Parkgate Road. Then take the turning left into Walpole Street and at t-junction turn left into Bouverie Street. Continue along Bouverie Street and turn left after West Lorne Street into Chichester Street. The take the turning right into Lorne Street and the property will be found after some distance on the left hand side.

SITTING ROOM

3.58m x 3.05m (11'9" x 10')



Sash window overlooking the rear, ceiling light point, picture rails, original built-in storage cupboards, and laminate wood strip flooring. Opening to dining area and glazed door to the kitchen.

DINING AREA

3.58m max x 2.24m (11'9" max x 7'4")



Ceiling light point, coved ceiling, picture rails, double radiator with thermostat, and sash window to rear.

KITCHEN

4.01m x 1.68m (13'2" x 5'6")



Fitted with a range of white fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring ceramic hob, and built-in electric oven and grill. Plumbing and space for washing machine, tiled floor, ceiling light point, extractor, two single glazed windows, wall mounted Glow-worm combination gas fired central heating boiler, and UPVC double glazed door to outside.

CELLAR



Passageway with staircase leading down from the hall with

light point. Door to cellar room measuring 15'10" x 9'7" with electric meter and light.

FIRST FLOOR SPLIT-LEVEL LANDING



Ceiling light point, spindled balustrade, and built-in storage cupboard with hanging for coats. Doors to bedroom one, bedroom two, bedroom three, storeroom and door with stairs to the loft room.

BUILT-IN STORE ROOM

1.70m x 0.89m (5'7" x 2'11")

With wall light point.

BEDROOM ONE

4.14m x 3.51m (13'7" x 11'6")



UPVC double glazed window overlooking the front, chimney breast with decorative cast-iron fireplace and built-in wardrobe to side, coved ceiling, ceiling light point, and double radiator.

BEDROOM TWO

3.61m x 3.07m (11'10" x 10'1")



Sash window to rear, chimney breast with decorative cast-iron fireplace, ceiling light point, and single radiator with thermostat.

BEDROOM THREE

2.77m max x 2.21m (9'1" max x 7'3")



Sash window overlooking the rear, ceiling light point, and single radiator with thermostat.

BATHROOM

2.92m x 1.80m (9'7" x 5'11")



Comprising: enamelled bath with Mira electric shower over; pedestal wash hand basin; and low level dual-flush WC. Part-tiled walls, tiled floor, ceiling light point, wall light with electric shaver point, single radiator, and UPVC double glazed window with obscured glass.

LOFT ROOM

3.66m extending to 5.46m x 3.02m (12' extending to 17'11" x 9'11")



Vaulted style ceiling with double glazed Velux rooflight, three wall light points, and single radiator with thermostat. Door to the shower room.

SHOWER ROOM

2.01m x 1.68m (6'7" x 5'6")



Comprising: shower enclosure with Mira electric shower, wet boarding and curved glazed sliding doors; pedestal wash basin with tiled splashback; and low level WC. Recessed ceiling spotlights, and extractor.