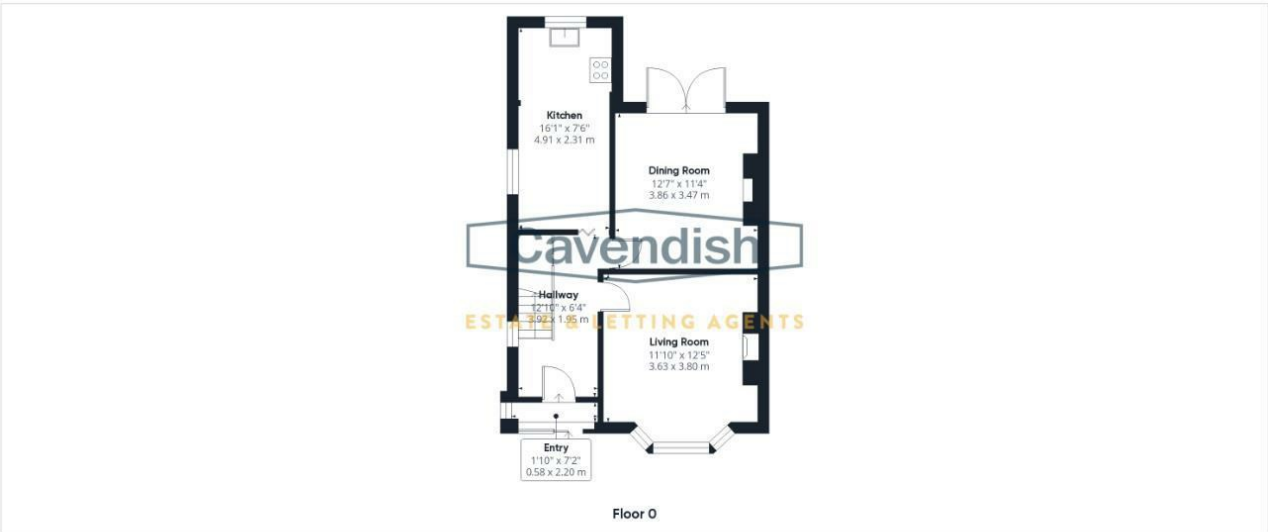


17 Woodlea Avenue, Chester, CH21ND



Inton Energy Efficiency Rating Environmental Impact

**Approximate total area<sup>®</sup>**

976.2 ft<sup>2</sup>

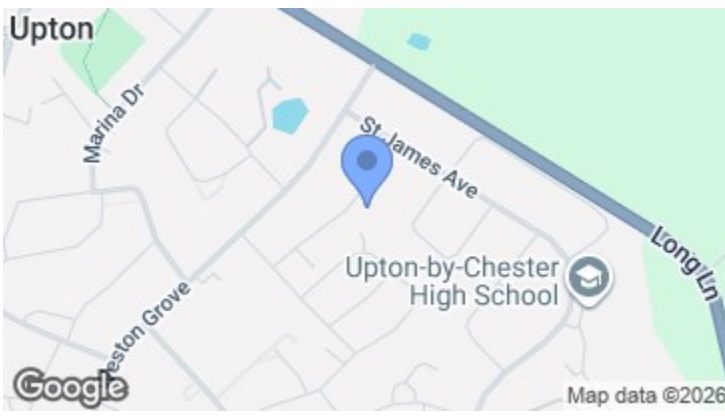
90.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

Impact (CO<sub>2</sub>) Rating

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 68                                 | 82                                                                                    |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

| 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 |  |         |           |

**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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Cavendish

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**17 Woodlea Avenue** **Price**  
Chester, **£325,000**  
CH2 1ND

|                    |          |
|--------------------|----------|
| Chester,<br>CH21ND | £325,000 |
|--------------------|----------|

**Price**  
**£325,000**

A BEAUTIFUL THREE BEDROOM, SEMI-DETACHED HOUSE THAT HAS BEEN EXTENDED TO THE REAR AND OFFERS A READY TO MOVE IN FINISH. Both the kitchen and the bathroom in this property have recently been refitted so the new owner can move in with the peace of mind that no costly works are going to be required in the near future. Positioned on a much larger than average plot, the rear garden boasts a south facing aspect and is a wonderful size. The lounge is fitted with a feature fireplace that creates a focal point to the room and the dining room has French doors leading out to the rear garden. All of the three bedrooms are a great size and there is a detached garage to the side of the property. With ample off-road parking and an array of local amenities within walking distance, along with desirable schooling, this property really does make the perfect family home.

LOCATION

The property is situated in a popular residential area close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is a parade of shops on Weston Grove to include a Tesco Express, Weston Grove Fish & Chip shop, Cafe, Dominos Pizza, a Chinese takeaway and hairdressers. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.



THE ACCOMMODATION COMPRISES

Sliding PVC French door leading to Porch.

PORCH

0.58m x 2.20m (1'10" x 7'2")

Ample space for both coat and shoe storage. Composite door with leaded glass inserts leading to Hall.

HALLWAY

3.92m x 1.95m (12'10" x 6'4")



Staircase rising to the first floor and internal doors leading to the living accommodation. Understairs storage, picture rail, ceiling light point, cupboard housing meters, radiator and power points.

LOUNGE

3.63m x 3.80m (11'10" x 12'5")



The lounge is flooded with natural light via a walk-in bay window to the front elevation. Feature fireplace with exposed brick and oak surround, central ceiling light point, picture rail, radiator, TV point, power points, telephone point.

DINING ROOM

3.86m x 3.47m (12'7" x 11'4")



The dining room has French PVC doors leading out to the rear garden, feature fireplace creating a focal point to the room, built-in storage units to either side of the fireplace with shelving over, picture rail, radiator, power points, TV point and wood-effect flooring.

KITCHEN

4.91m x 2.31m (16'1" x 7'6")



The kitchen has been extended to the rear and now boasts a vaulted ceiling. The kitchen itself is fitted with a vast arrangement of wall and base units with roll worktops,

matching uplift and splashback tiling. The integrated appliances include an inset sink and a half with side drainer and mixer tap over, four ring gas hob with extractor fan over, a larder style fridge/freezer, double oven, space for washing machine, drier and dishwasher. Ceiling light point, recessed ceiling spotlights, PVC window to two elevations, radiator, power points and contemporary flooring and wall mounted Worcester combination boiler.



FIRST FLOOR LANDING

2.38m x 1.25m (7'9" x 4'1")



Staircase rising to landing, PVC window to side elevation. Internal doors leading to the three bedrooms and family bathroom. Hatch for loft access, central ceiling light point, picture rails.

BEDROOM ONE

4.27m x 3.54m (14'0" x 11'7")



The master bedroom to the front of the property is flooded with natural light via the PVC double glazed window. There is

ample space for a king size bed and additional furniture. Central ceiling light point, picture rail, radiator and power points.

BEDROOM TWO

3.88m x 3.55m (12'8" x 11'7")



PVC window to rear elevation, central ceiling light point, power points, picture rail and radiator.

BEDROOM THREE

2.71m x 2.25m (8'10" x 7'4")



Bedroom three is a good size and will accommodate a Queen size bed if required. PVC window to the front elevation, central ceiling light point, picture rail, radiator and power points.

FAMILY BATHROOM

2.34m x 2.25m (7'8" x 7'4")



The family bathroom has recently been refitted with a three piece contemporary suite to include a side panelled bath with mixer tap and mixer shower over, dual flush WC and sink

mounted within a vanity unit with storage under. Part tiled walls, large built-in storage cupboard fitted with shelving, recessed ceiling spotlights, frosted glazed window to rear elevation, radiator and wood-effect flooring.

OUTSIDE

To the front of the property there is a block paved driveway providing off-road parking for multiple vehicles. The rest of the frontage has been laid to lawn with well stocked boards and enclosed with fencing. The rear garden can be accessed via a pedestrian gate to the side of the property.

GARAGE

The garage is fitted with both power and lighting and there is an up and over door to the front and a door to the side of the garage for pedestrian access.

REAR GARDEN



The rear garden is a great size and fully enclosed with fencing. There is a block paved walkway leading to a raised decking which is perfect for entertaining during the summer months. The rest of the garden is laid mainly to lawn with border surrounds; the borders are well stocked with a mix of shrubs and trees.

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 and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. Then take the third turning right into Weston Grove. Follow Weston Grove, passing the parade of shops, then turning right onto Cornwall Road and left onto Woodlea Avenue.

AGENTS NOTES

- \* Extended to the rear
- \* New kitchen & bathroom
- \* Gas central heating and double glazing throughout
- \* Larger than average rear garden

TENURE

Freehold - To be confirmed by the purchasers solicitor

COUNCIL TAX

Cheshire West and Chester Council - Tax Band D

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

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.

PRIORITY INVESTORY CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

CC/SC