

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|---|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 84 | 92 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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 1974

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.



The Saddlery Gatesheath Lane
Tattenhall, Chester,
CH3 9AS

Price
£675,000

* MODERN DETACHED HOUSE LOCATED CLOSE TO THE POPULAR VILLAGE OF TATTENHALL * SET IN CIRCA 0.26 ACRE. An attractive four bedroom detached family home occupying a semi-rural location in Gatesheath, close to the popular village of Tattenhall. The accommodation is finished to a high standard and briefly comprises: reception hallway with oak wood strip flooring, downstairs WC, large dual-aspect living room with bay window overlooking the front, feature exposed brick fireplace with cast-iron log burner and two sets of sliding patio doors to the rear garden, impressive open-plan kitchen/dining area with range style cooker, island unit and bench seat, utility, separate sitting room with two windows overlooking the front, galleried style landing with spindled balustrade, principal bedroom with window overlooking the rear and en-suite shower room, bedroom two with built-in wardrobes, bedroom three with two windows overlooking the front, bedroom four with built-in wardrobes and a well appointed family bathroom with bath and separate shower. The property benefits from electric air source heating and has UPVC double glazed windows. To the front there is a large gravelled driveway approached via double opening wooden gates which leads to a larger than average single brick built garage measuring 19'11" x 12'9". To the rear there is a large lawned garden with gravelled pathway and seating area. If you are looking for a modern house in a semi-rural location which is ready to move into then we strongly urge you to view. EPC Rating: 84B

LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including Moreton Stores, post office, pharmacy, dentist, doctors' surgery, sports centre, The Sportsman's Arms pub and dining, The Letters Inn, The Barbour Institute Village Hall, a hair and beauty salon, coffee shop, and a well regarded primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles distant, and also provides a link to the A51, M53 and M56, facilitating travel to a number of commercial destinations within the north-west.

THE ACCOMMODATION COMPRISES:

PORCH

Open porch with outside lantern style sensor light. Wooden panelled door with decorative double glazed leaded insert to the entrance hall.

ENTRANCE HALL

Two recessed LED ceiling spotlights, mains connected smoke alarm, burglar alarm control pad, oak wood strip flooring, and staircase to first floor. Doors to the living room, dining kitchen, sitting room and downstairs WC.

DOWNSTAIRS WC

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

Comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Recessed LED ceiling spotlights, extractor, fitted glass shelf, and tiled floor.

LIVING ROOM

7.47m x 3.58m (24'6" x 11'9")



UPVC double glazed bay window overlooking the front, recessed LED ceiling spotlights, TV aerial point, oak wood strip flooring, room thermostat, feature brick fireplace with wooden mantel and quarry tiled hearth housing a cast-iron log burner, and corner double glazed sliding patio doors to the rear garden. Double opening part-glazed doors to the dining kitchen.



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

DIRECTIONS

From Chester City Centre proceed out through Boughton on to the Whitchurch Road and continue straight across at the new roundabout on to the A41. Follow the road for approximately 4 miles passing through Waverton to Hatton Heath, before turning left signposted Tattenhall into Chester Road. Follow the Chester Road for approximately 1 mile past New Rusher Hall into Gatesheath and take the turning left into Gatesheath Lane. The property will then be found after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester.

AGENT'S NOTES

- * The property was completed in 2018 and there is the balance of an LABC 10-year warranty.
- * The property is on a water meter.
- * Mains electricity and water are connected.
- * Private septic tank drainage.
- * Electric air source heating with underfloor heating and three room thermostats on the ground floor and radiators on the first floor with a thermostat on the landing. The main controller unit is also located on the landing.
- * The range style cooker is connected to LPG bottled gas.

*ANTI MONEY LAUNDERING REGULATIONS

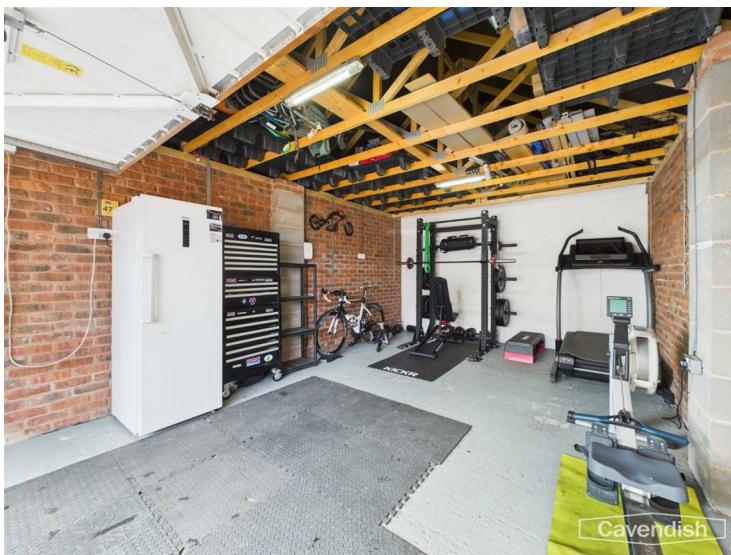
Before we can confirm any sale, we are required to verify

GARAGE

6.07m x 3.89m (19'11" x 12'9")



Larger than average single brick-built garage with up and over garage door, useful roof storage area, strip lighting, and power.



OUTSIDE REAR



To the rear there is a large lawned garden with gravelled seating area and reclaimed wooden sleeper edging. The garden enjoys a good degree of privacy. External double power point, and exterior lighting.



SITTING ROOM

3.45m x 3.35m (11'4" x 11')



Two UPVC double glazed windows overlooking the front, ceiling light point, oak wood strip flooring, and room thermostat.

DINING KITCHEN

5.66m max x 4.65m max (18'7" max x 15'3" max)



Fitted with a comprehensive range of cream fronted base and wall units incorporating drawers and cupboards with wooden worktops. Twin bowl Belfast style sink unit with chrome mixer tap. Wall tiling to work surface areas. Matching island unit with built-in storage cupboards, wine rack and wooden worktop incorporating breakfast bar area. Free-standing Range Master Classic Deluxe 90 range style cooker with five-ring gas hob, double oven and grill, and Range Master extractor above. Integrated dishwasher, space for tall fridge/freezer, built-in under stairs storage cupboard, fitted bench seat, and room thermostat. Door to the utility room.



UTILITY ROOM

1.73m x 1.42m (5'8" x 4'8")



Fitted worktop with stainless steel sink unit and extendable mixer tap, plumbing and space for washing machine beneath, electrical consumer board, ceiling light point, extractor, oak wood strip flooring, and UPVC double glazed door to outside.

LANDING

5.26m x 1.91m extending to 2.18m (17'3" x 6'3" extending to 7'2")



Oak spindled balustrade, recessed LED ceiling spotlights, mains connected smoke alarm, double radiator with thermostat, UPVC double glazed window overlooking the front, laminate wood strip flooring, thermostatic heating control for the first floor and digital main controller unit for the central heating system, access to loft space, and built-in cupboard housing the pressurised hot water cylinder. Doors to principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

4.50m x 3.63m (14'9" x 11'11")



UPVC double glazed window overlooking the rear garden, recessed LED ceiling spotlights, double radiator with thermostat, laminate wood strip flooring, and provision for wall mounted TV. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

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



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Bristan mixer shower, glazed shower screens and curved glazed sliding doors; vanity unit with wash hand basin, mixer tap, tiled splashback and storage cupboard beneath; and low level dual-flush WC. Tiled floor, double radiator with thermostat, electric shaver point, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.96m to front of wardrobe x 2.67m (13' to front of wardrobe x 8'9")



UPVC double glazed window overlooking the rear, two built-in double wardrobes with hanging space and shelving, ceiling light point, double radiator with thermostat, and laminate wood strip flooring.

BEDROOM THREE

3.45m x 3.35m (11'4" x 11')



Two UPVC double glazed windows enjoying views over farmland, ceiling light point, double radiator with thermostat, and laminate wood strip flooring.

BEDROOM FOUR

3.07m to front of wardrobe x 2.90m (10'1" to front of wardrobe x 9'6")



Four built-in wardrobes with hanging space and shelving, ceiling light point, UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, TV aerial point, and laminate wood strip flooring.

FAMILY BATHROOM

2.82m x 2.34m overall (9'3" x 7'8" overall)



Modern white suite with chrome style fittings comprising: double ended bath with tiled side panel, mixer tap and shower attachment; tiled shower enclosure with Bristan mixer shower, glazed shower screens and curved glazed sliding doors; pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Double radiator with thermostat, tiled floor, wall tiling to bath area, recessed LED ceiling spotlights, extractor, electric shaver point, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT

To the front there is an extensive gravelled driveway with double opening wooden gates enclosed by brick walling and wooden fencing. Pathways to each side of the house provide access to the rear garden. External electric meter cupboard to side.