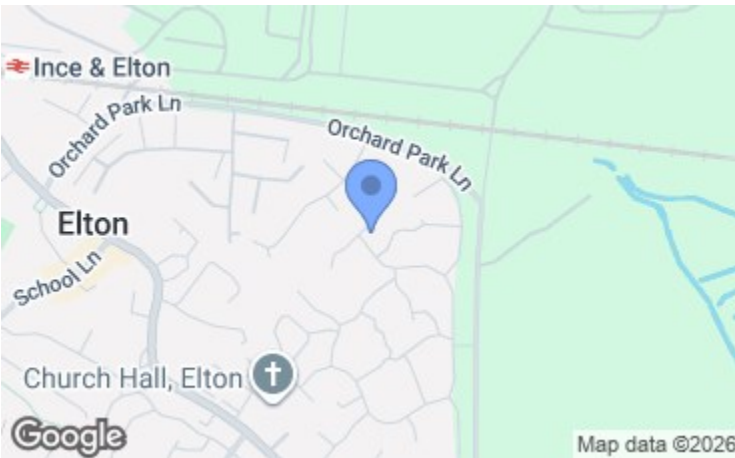
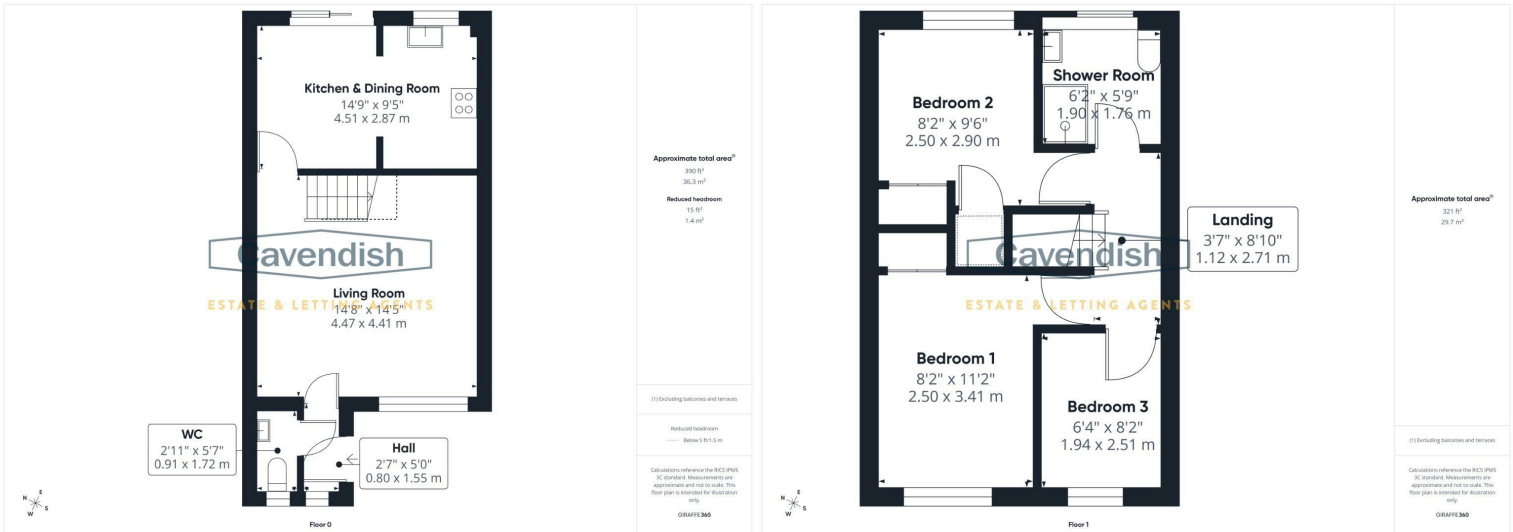


41 Dove Close, Elton, Chester, CH2 4RD



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>			

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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 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.



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41 Dove Close
Elton, Chester,
CH2 4RD

Offers In The Region Of £200,000

Modern Three-Bedroom Semi-Detached Home with Driveway & Garage

Situated in a pleasant cul-de-sac within the village of Elton, this modern three-bedroom semi-detached home is ideal for families, first-time buyers or those looking to downsize. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, and a spacious living room featuring a living flame coal-effect gas fire and an attractive spindle staircase. To the rear, the dining area enjoys patio doors opening onto the enclosed rear garden and flows seamlessly into the modern fitted kitchen, creating an ideal space for both everyday living and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a stylish, well-appointed shower room. Further benefits include gas central heating and UPVC double glazing throughout. Externally, the property enjoys a lawned front garden with a driveway providing off-road parking, leading to a single brick-built garage. The enclosed rear garden is mainly laid to lawn with a patio seating area, perfect for outdoor dining and relaxing. Offered for sale with no onward chain.

LOCATION

This property is situated in the village of Elton which has an interesting mixture of character properties. The village has a local bus and rail service, a primary school and a small parade of shops to include a Spar, Post Office, Greggs, and pharmacy. The Wheelwright Arms public house is also located nearby. Elton is ideal for those who commute regularly with junction 14 of the M56 a short drive away, allowing access across the North West and North Wales. Approximate distances: Cheshire Oaks 4 miles, Chester 10 miles, Liverpool 19 miles and Manchester - 39 miles.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

1.80m x 0.79m (5'11" x 2'7")

Composite double glazed entrance door, UPVC double glazed window, single radiator with thermostat, hanging for coats, and ceiling light point. Doors to the downstairs WC and the living room.

DOWNSTAIRS WC

1.73m x 0.91m (5'8" x 3')



Comprising: low level WC; and wall mounted wash hand basin with tiled splashback. Single radiator with thermostat, electrical consumer unit, ceiling light point, and UPVC double glazed window with obscured glass.

LIVING ROOM

4.50m x 4.45m (14'9" x 14'7")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point with dimmer switch control, mains connected smoke alarm, two wall light points, double radiator with thermostat, feature fireplace with wooden surround and marble insert and hearth housing a Living Flame coal effect gas fire, thermostatic heating controls, spindled staircase to the first floor. Door to the dining room and kitchen.

DINING ROOM

2.90m x 2.44m (9'6" x 8')



Coved ceiling, ceiling light point, double radiator with

take the second exit (junction 10) signposted to Cheshire Oaks. At the roundabout take the fourth exit signposted Stanlow, Elton and Ince (A5117). Follow the road for approximately 2 miles and at the traffic lights proceed straight across. At the next set of traffic lights take the turning left into Ince Lane. Then take the first turning right into Ash Road. Follow Ash Road and after some distance take the turning left and then immediately right into Redwood Drive. At the T junction turn right into Dove Close and the property will then be found on the right hand side.

TENURE

* Tenure - believed 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, water, electricity and drainage are connected.

* The property is on a water meter.

*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

thermostat, vinyl wood effect flooring, and UPVC double glazed sliding patio doors to the rear garden. Opening to kitchen.

KITCHEN

2.87m x 1.98m (9'5" x 6'6")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above, and built-in Belling electric double oven and grill. Plumbing and space for washing machine, space for fridge, fluorescent strip light, wall mounted Main Eco Compact combination condensing gas fired central heating boiler, vinyl wood effect flooring, and UPVC double glazed window overlooking the rear garden.

LANDING



Ceiling light point, and mains connected smoke alarm. Doors to bedroom one, bedroom two, bedroom three and shower room.

BEDROOM ONE

3.38m x 2.46m plus door recess (11'1" x 8'1" plus door recess)



UPVC double glazed window overlooking the front, ceiling light point, access to loft space, single radiator with thermostat, and built-in wardrobe with hanging rail and shelf.

BEDROOM TWO

2.90m max x 2.49m plus door recess (9'6" max x 8'2" plus door recess)



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, built-in over stairs storage cupboard with two slatted shelves, and built-in double wardrobe with hanging space and shelving.

BEDROOM THREE

2.49m x 1.93m (8'2" x 6'4")



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

SHOWER ROOM

1.88m x 1.73m (6'2" x 5'8")



Well appointed and recently refitted suite in white with chrome style fittings comprising: tiled shower enclosure with Aqualisa electric shower, glazed shower screens and sliding glazed door; wash hand basin with mixer tap and storage cupboard beneath; and low level dual flush WC. Fully tiled walls and tiled floor, illuminated wall mirror, chrome ladder style towel radiator, panelled ceiling with recessed LED ceiling spotlights, electric shaver point, and UPVC double glazed window with obscured glass and display windowsill.

OUTSIDE FRONT



To the front there is a lawned garden with flagged path to the

entrance door. Outside light, and external gas meter cupboard.

OUTSIDE SIDE



A block paved and flagged driveway area at the side leads to a single detached brick built garage. External electric meter cupboard to side. A wooden gate between the house and the garage provides access to the rear garden.

SINGLE GARAGE

Single brick built garage with an up and over garage door.

OUTSIDE REAR



To the rear there is a lawned garden with flagged patio, pathway and mature shrubbery being enclosed by wooden

fencing and brick walling. Outside sensor LED spotlight, and outside water tap.



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, passing the Northgate Arena on the left hand side. At the next roundabout take the first exit to Hoole and continue over the Hoole Bridge and along Hoole Road. At the main roundabout continue straight across and at the next roundabout take the first exit on the M53 Motorway. Follow the M53 Motorway and