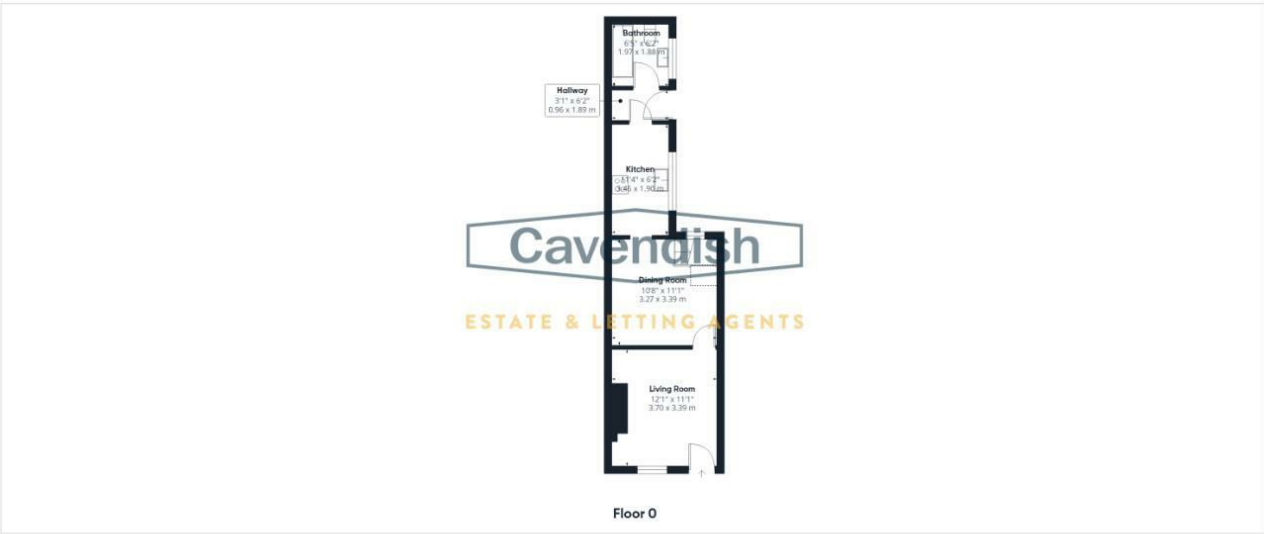


3 North Street, Chester, CH3 5DS



Cheshire Union Council Energy Efficiency Rating Environmental Information

Approximate total area⁽⁸⁾

607 ft²

56.5 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
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.

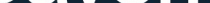


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3 North Street
Chester,
CH3 5DS

Offers In Excess Of
£200,000

Chester, CH3 5DS	Offers in excess of £200,000
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3 North Street **Offers In Excess Of**
Chester, **£200,000**
CH3 5DS

This beautifully presented two-bedroom terraced home combines attractive period features with modern finishes, creating a spacious and stylish property ideal for first-time buyers or investors alike. The accommodation comprises a bright living room with a charming cast iron fireplace, a second generous reception room currently used as a dining room, a fitted kitchen with views over the courtyard garden, and a contemporary bathroom suite with shower over bath, while upstairs offers two well-proportioned double bedrooms. Externally, the property benefits from a private enclosed courtyard to the rear, along with double glazing and gas central heating via a Worcester combi boiler.

The property is conveniently situated close to a range of local amenities, including shops, cafes, and well-regarded schools, making it ideal for everyday living. Excellent transport and road links are also nearby, providing easy access to surrounding areas and the city centre.

Location

The property is ideally situated in a convenient and well-established residential location, close to a range of everyday amenities including shops, supermarkets, and cafes. Well-regarded local schools are within easy reach, making the area particularly popular with families and professionals alike. Excellent transport links nearby provide straightforward access to the city centre, surrounding suburbs, and major road networks for commuting further afield. The area also benefits from nearby green spaces and leisure facilities, offering plenty of opportunities for outdoor recreation. Combining convenience with a strong sense of community, this location continues to be highly sought after by a wide range of buyers.

Living Room

3.70 x 3.39 m (12'1" x 11'1")



The living room offers a welcoming space featuring a charming fireplace as a focal point. Natural light flows through the front-facing window, complementing the warm wooden flooring and neutral walls. The room comfortably accommodates seating with an open doorway leading through to the dining area, creating a connected yet defined space.

Dining Room

3.27 x 3.39 m (10'8" x 11'1")



The dining room is a lovely spot for meals with space for a table seating several people beneath a modern pendant light. Light wood flooring continues here, with a simple décor style allowing the space to feel open and airy. An arched opening provides access to the kitchen, with stairs rising nearby.

Kitchen

3.64 x 1.90 m (11'11" x 6'2")



The kitchen is well-appointed with a galley layout, fitted with wood-effect cabinets and dark countertops. It includes an oven and hob, with space for appliances. A window looks out to the rear courtyard, bringing in daylight, while the flooring is practical and light in tone. A door leads to the hallway connecting to the bathroom.

Bedroom 1

3.70 x 3.43 m (12'1" x 11'2")



The main bedroom is a peaceful retreat, carpeted and painted in soft neutral tones. The room is spacious enough to accommodate a king size bed and additional furniture as desired.

Bedroom 2

3.32 x 2.47 m (10'10" x 8'1")



The second bedroom is a cosy room carpeted in light grey with neutral walls. It has a window for natural light and enough space for a double bed and there is a large built in cupboard.

Bathroom

1.91 x 1.88 m (6'3" x 6'2")



The bathroom is fitted with a white suite including a bath with a glass shower screen, a toilet, and a small wash basin beneath a wall mirror. The walls are partially tiled in white, creating a clean and fresh feel.

Rear Garden



The rear courtyard is a practical outdoor space featuring a paved patio area enclosed by walls, providing privacy and easy maintenance. It can be accessed from the kitchen and is ideal for outdoor seating or storage.

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.

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.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

FREEHOLD

Believed to be Freehold, to be confirmed by purchasers solicitor.

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.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.