

30 Totland Grove, Newton, Chester, CH2 2EY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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30 Totland Grove
Newton, Chester,
CH2 2EY

Price
£475,000

DESIRABLE NEWTON LOCATION | LARGE REAR GARDEN | DETACHED GARAGE |

A well-presented 1930s-style, bay-fronted semi-detached house situated on Totland Grove, within the popular suburb of Newton in Chester.

The property offers spacious and versatile accommodation arranged over three floors, which has been skilfully re-modelled and improved. The accommodation briefly comprises an entrance porch leading into an impressive open-plan living and dining room, featuring a bay window overlooking the front and a beautiful oak staircase rising to the first floor. To the rear is a modern fitted kitchen with a range of integrated appliances, together with patio doors providing access to the conservatory. On the first floor, the landing provides access to the principal bedroom, which was originally two separate bedrooms and now offers generous proportions, fitted bedroom furniture and an en-suite shower. There is a further bedroom with French doors opening onto a private balcony, complete with wrought iron railings. A spacious family bathroom includes a double-ended bath and separate shower. The second floor has been converted to provide a useful loft room, benefiting from double-glazed rooflights and offering a versatile additional space suitable for a variety of uses. The property benefits from UPVC double glazing and gas-fired central heating, with a new boiler installed in 2025. Externally, the front of the property features an easy-to-maintain block-paved area to the front, enclosed by brick walling and metal railings. A block-paved driveway to the side provides off-road parking and leads to a detached brick-built garage, which benefits from an attached utility room and garden store. To the rear is a generous garden comprising a flagged patio and lawned area, providing an excellent space for outdoor entertaining and family enjoyment. Beyond this is an additional uncultivated section of garden, which offers potential for use as an allotment.

An attractive family home in a desirable Chester location, offering spacious accommodation, useful outside space and excellent versatility over three floors.

LOCATION

The property is conveniently situated for local amenities including shops along Brook Lane, and both primary and secondary schooling. The property is also within walking distance of Chester Station and the suburb of Hoole which provides a wide range of excellent shops including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. There is a regular bus service into the city centre and it is also only a few minutes drive from the M53/M56 with its links to the national motorway networks.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

2.01m x 0.79m (6'7" x 2'7")

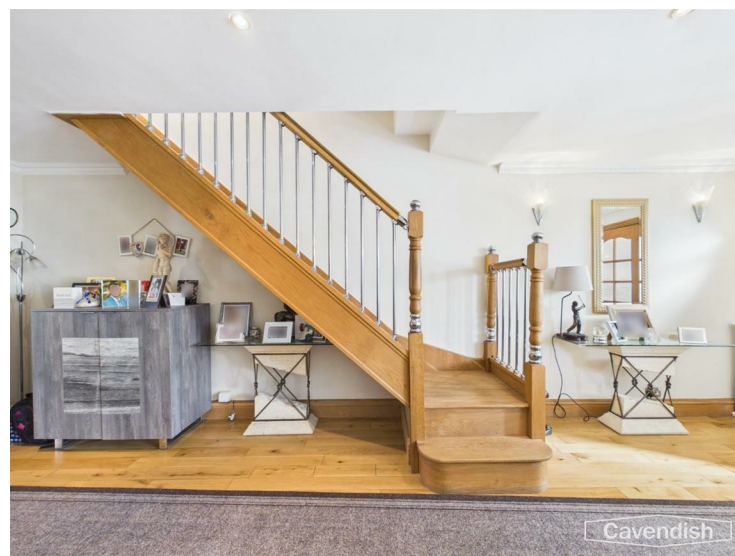
Composite double glazed entrance door with double glazed side panels and arched window light above, ceiling light point, tiled floor, part-tiled walls, and original coloured glass leaded internal window. Wooden panelled door with glazed inserts to the living room/dining area.

LIVING ROOM/DINING AREA

8.28m into bay x 5.49m (27'2" into bay x 18')



Large open-plan reception room featuring a UPVC double glazed bay window overlooking the front, decorative coving, recessed ceiling spotlights, two radiators with radiator covers, solid oak wood flooring, six wall light points, mains connected smoke alarm, oak staircase to the first floor, arched window opening to the kitchen, and double opening part-glazed doors to the kitchen.



DIRECTIONS

From the Agent's Chester office proceed to the bottom of Grosvenor Street and at the roundabout turn right onto Nicholas Street. Continue through the traffic lights onto St Martin's Way and at the Fountains Roundabout take the first exit onto the A540 Parkgate Road. At the George & Dragon Public House bear right and then immediately left onto the Liverpool Road. At the mini roundabout take the second exit right into Brook Lane. Follow Brook Lane over the bridge and take the turning left after Sandon Road into Totland Grove. The property will then be found after some distance on the right hand side.

ALTERNATIVE 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 turning left into Brook Lane. Then take the first turning right into Totland Grove and the property will be found after some distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West & Chester Council.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are

connected.

* The gas central heating boiler was installed in 2025.

*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

UTILITY ROOM

3.66m x 3.00m (12' x 9'10")

Fitted worktop to the length of one wall with plumbing and space for washing machine and space for tumble dryer, fluorescent strip light, power, access to roof space, single glazed window with obscured glass, and wooden panelled door with glazed insert to outside.

GARDEN STORE

2.95m x 2.39m (9'8" x 7'10")

Light point, access to roof space, power, stable type door with glazed insert and glazed side windows.

OUTSIDE REAR



To the rear the garden is a particular feature being of a larger than average size being laid mainly with a block paved patio and pathway and a large uncultivated area ideal for a kitchen garden. Outside water tap.



CONSERVATORY

3.28m x 3.05m (10'9" x 10')



UPVC double glazed conservatory with a pitched polycarbonate roof and double opening French doors to outside, double radiator with thermostat, two wall light points, ceiling light point, and tiled floor.

FIRST FLOOR LANDING



Spindled balustrade and oak handrail, oak wood strip flooring, UPVC double glazed window to side, recessed LED ceiling spotlights, and turned spindled staircase to the second floor. Doors to bedroom one, bedroom two and family bathroom.



KITCHEN

5.13m x 3.00m (16'10" x 9'10")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops incorporating a small breakfast bar, Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted five-ring gas hob with chimney style extractor above and built-in electric fan assisted oven and grill. Integrated fridge, freezer and dishwasher, tall cupboard housing a Glow-worm Micra Com gas fired central heating boiler, two ceiling fans with lights, fully tiled walls, single glazed window to rear, double radiator with thermostat, tiled floor, and UPVC double glazed sliding patio doors to the conservatory

BEDROOM ONE



Fitted with a range of bedroom furniture incorporating full height wardrobes to the length of one wall with three sliding mirrored doors and built-in storage cupboards and drawers and shelving, UPVC double glazed bay window with display windowsill, second UPVC double glazed window overlooking the front, recessed LED ceiling spotlights with dimmer switch controls, double radiator with thermostat, and provision for wall mounted flat screen television. Opening to en-suite shower.

EN-SUITE SHOWER

1.47m x 1.12m (4'10" x 3'8")
Comprising: tiled shower enclosure with Triton electric shower, glazed shower screen and sliding glazed door; and pedestal wash hand basin. Fully tiled walls, extractor, semi-recessed wall spotlight, and tiled floor.

BEDROOM TWO



Full height fitted wardrobe with three sliding doors (one mirrored) having hanging space and shelving, recessed LED ceiling spotlights, double radiator with thermostat, and UPVC double glazed French door leading out onto a roof top balcony.

BALCONY



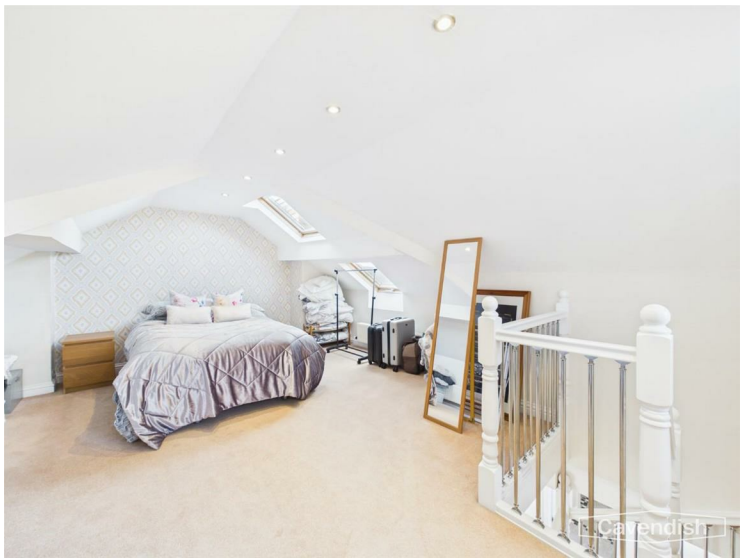
With wrought iron railings.

FAMILY BATHROOM



Well appointed suite in white with chrome style fittings comprising: double ended bath with mixer tap; tiled shower enclosure with Triton electric shower, canopy style rain shower head and extendable shower attachment; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Fully tiled walls, panelled ceiling with recessed LED ceiling spotlights and extractor, mirror fronted medicine cabinet, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

LOFT ROOM



Converted loft room with vaulted style ceiling, recessed LED ceiling spotlights, two double glazed Velux rooflights, two double

radiators with thermostats, UPVC double glazed window to the side, spindled balustrade, television aerial point, and telephone point.

OUTSIDE FRONT



To the front of the property there is a block paved driveway with double opening metal gates which leads to a single garage with attached utility room and garden store. Double opening metal gates between the house and the garage provide access to the rear garden.

SINGLE GARAGE



With an up and over garage door, power and light.