



## Sydney Road

Chester, Cheshire CH1 4BN

**No Onward Chain**  
**£110,000**

**\* WALKING DISTANCE TO TOWN \* IDEAL FOR FIRST TIME BUYER OR INVESTOR \* STUNNING VIEWS.** A two bedroomed first floor apartment forming part of a Victorian terraced house with the advantage of an enclosed garden to the rear. The accommodation briefly comprises; entrance hallway, living room with delightful views over the canal to the rear, fitted kitchen, two bedrooms and a shower room. The property benefits from UPVC double glazing. There is **NO ONWARD CHAIN** involved in the sale of this property.

## LOCATION

The property is situated within walking distance of the City centre which provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. The property is well placed for easy commuting to all surrounding areas, and buses run at frequent intervals into Chester. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

## AGENT'S NOTES

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

## ENTRANCE HALL

Ceiling light point, decorative floor tiles, cupboard housing a gas and electric meter, doorway through to the ground floor apartment and to the upper floor apartment. Staircase rising to the Landing.

## LANDING

Loft hatch, smoke detector, light point, coved ceiling, phone socket. Doors through to Living Room, Bedroom One, Bedroom Two and Shower Room.

## LIVING ROOM

UPVC double glazed window overlooking the rear with delightful views over the canal, ceiling light point, ornate coved ceiling, aerial point, wood effect laminate flooring, ornate decorative fireplace. Opening

through to the Kitchen.



VIEW FROM LIVING ROOM



## KITCHEN

Fitted with a modern range of 'Shaker' style base and wall level units incorporating drawers and cupboards with wood effect laminated worktops and tiling to worktop areas. Inset single bowl stainless steel sink unit with drainer and chrome mixer tap, wall mounted Redring WS 7 hot water tank, Spaces for washing machine, fridge freezer and oven. Small breakfast bar, ceiling light point, coved ceiling, wood effect laminate flooring, UPVC double glazed window overlooking the canal to the rear.



## BEDROOM ONE

UPVC double glazed window overlooking the front, ceiling light point, ornate coved ceiling, electric heater, ornate feature fireplace.



## BEDROOM TWO

UPVC double glazed window, ceiling light point and electric storage heater.

## SHOWER ROOM

Corner shower with Aquatronic W7000 shower, fully tiled walls with decorative border, low level WC with dual flush, pedestal sink unit, Heatstore heater, ceiling light point and floor tiles.



## OUTSIDE

The rear of the property benefits from a delightful paved garden that is fully enclosed by brick walling with an open aspect over the canal.

## PAVED GARDEN



## VIEW FROM GARDEN



## AGENT'S NOTES

- \* Council Tax Band A - Cheshire West and Chester.
- \* Tenure - Leasehold. 999 years from 20th June 2005.
- \* Service charge - TBC
- \* Services - we understand that mains water, electricity and drainage are connected.

## DIRECTIONS

From the agents Chester Office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street which leads into St. Martin's Way. At the Fountains roundabout take the first exit and keeping in the left hand lane, continue along the A540 Parkgate Road. At the traffic lights turn left into Cheyney Road. Continue along Cheyney Road and take the right hand turning into Sydney Road. The property will be found on the right hand side after a short distance identified by our for

sale board.

## VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

## PRIORITY INVESTOR 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/ David.adams@cavendishrentals.co.uk

## AWARD WINNING AGENT

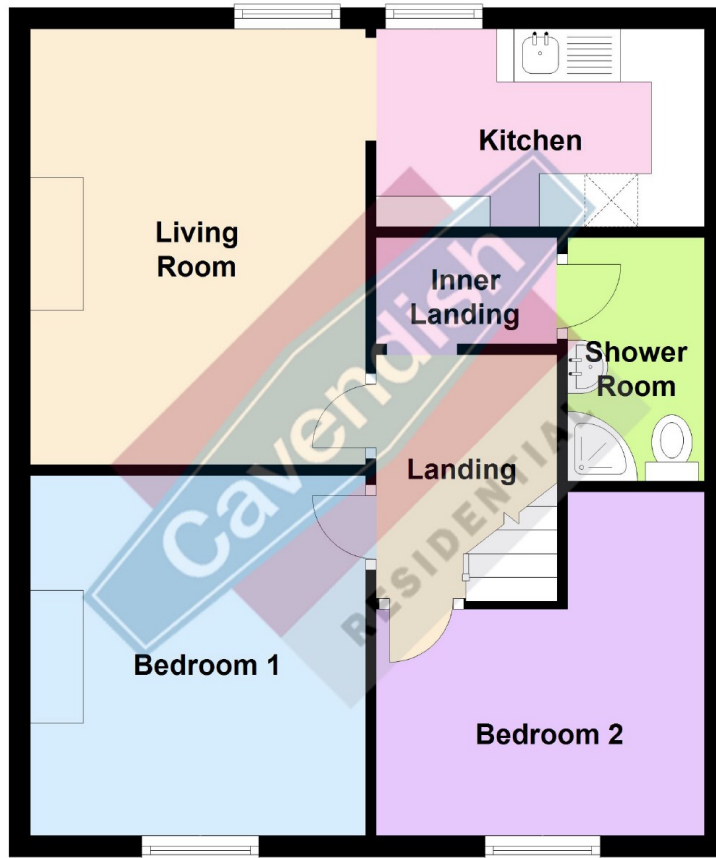


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### First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 48.2 sq. metres (518.4 sq. feet)

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.

