



Sycamore Drive

Lache,
Chester, Cheshire CH4 8NQ

£109,000

* CLOSE TO CIRCULAR DRIVE & LACHE LANE * NO ONWARD CHAIN * A three bedroom semi-detached house forming part of a row of four townhouses situated at the corner of Cliveden Road and Sycamore Drive. The accommodation briefly comprises: entrance hall, living room, separate dining room with feature fireplace, fitted kitchen, landing, three bedrooms, bathroom and separate WC. Externally there is a lawned garden at the front with a gated pathway and gated driveway. To the rear there is a good sized lawned garden which is fully enclosed and has a useful brick-built store. There is no onward chain involved in the sale of this property.

LOCATION

The property is situated along Sycamore Drive near to Circular Drive and Lache Lane. Local amenities include a number of shops along Cliveden Road and a primary school. Chester city centre is approximately 2 miles distant. The famous rows in Chester offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. Easy access is available to the Chester Business Park, the Broughton Retail Park and neighbouring industrial and commercial centres via the A55 North Wales Expressway and the M53 which leads to the motorway network.

AGENT'S NOTE

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

The detailed accommodation comprises:

ENTRANCE HALL

Wood panelled entrance door with glazed inserts and ceiling light point, wall mounted central heating and hot water controls, smoke alarm, electric meter cupboard, tiled floor and turned spindled staircase to the first floor. Doors to the Living Room, Dining Room and bi-folding door to the Kitchen.

LIVING ROOM

4.67m x 3.33m (15'4" x 10'11")

UPVC double glazed window overlooking the rear garden, single radiator, ceiling light point and laminated wood effect flooring.



DINING ROOM

3.61m x 3.00m (11'10" x 9'10")

Feature electric coal-effect fire with composite stone fire surround, hearth and capped gas point to side, ceiling light point, single radiator, laminated wood effect flooring, telephone point and UPVC double glazed window to the front.



KITCHEN

3.02m x 2.36m (9'11" x 7'9")

Fitted with a modern range of base and wall units incorporating drawers, cupboards and wine rack with laminated granite effect work tops. Inset single bowl stainless steel sink unit with drainer and mixer tap. Wall tiling to work surface areas. Space for slot-in cooker (Bush gas cooker included). Plumbing and space for washing machine, space for tall fridge freezer, tiled floor, ceiling light point, UPVC double glazed window to the rear and part-glazed door to outside.



FIRST FLOOR LANDING

UPVC double glazed window on the half landing and ceiling light point. Doors to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and bi-folding door to Separate WC.

BEDROOM ONE

3.61m x 3.38m (11'10" x 11'1")

UPVC double glazed window overlooking the front, ceiling light point, single radiator and laminated wood effect flooring.



BEDROOM TWO

3.66m into recess x 3.05m (12'0" into recess x 10'0")

UPVC double glazed window overlooking the rear, ceiling light point, single radiator, chimney breast with shelving to recess, laminated wood effect flooring and built-in cupboard housing an Ideal Logic Combi 30 gas fired central heating boiler (the vendor advises that there is a 7 year guarantee remaining which expires November 2022).



BEDROOM THREE

3.05m x 1.96m (10'0" x 6'5")

UPVC double glazed window overlooking the rear, ceiling light point, single radiator and laminated wood effect flooring.



BATHROOM

2.08m x 1.40m (6'10" x 4'7")

Panelled bath with Triton electric shower over and pedestal wash hand basin. Fully tiled to bath and shower area, single radiator, UPVC double glazed window with obscured glass, ceiling light point, tiled floor and access to loft space.



SEPARATE WC

1.37m x 0.79m (4'6" x 2'7")

Low level dual-flush WC and corner wall mounted wash basin. Part-tiled walls, tiled floor, UPVC double glazed window with obscured glass and ceiling light point.

OUTSIDE

To the front of the property there is a lawned garden with wooden picket fencing and hedging, a pathway to the entrance door, and a gated tarmac driveway. Double opening wooden gates at the side provide access to the rear garden. Outside lantern style light and external gas meter cupboard.



REAR GARDEN

To the rear there is a lawned garden with pathways, being enclosed by wooden fencing and brick wall. Useful brick built store.



AGENT'S NOTES

* Council Tax Band A - Cheshire West and Chester.

* Tenure - believed to be freehold. Purchasers should verify this through their solicitor.

* Services - we understand that mains gas, electricity, water and drainage are connected.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane and take the fifth turning right into Circular Drive. Follow Circular Drive, which is a tree-lined road, and take the second turning right into Cliveden Road. Then take the first turning left into Sycamore Drive and the property will be found after a short distance on the right hand side.

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



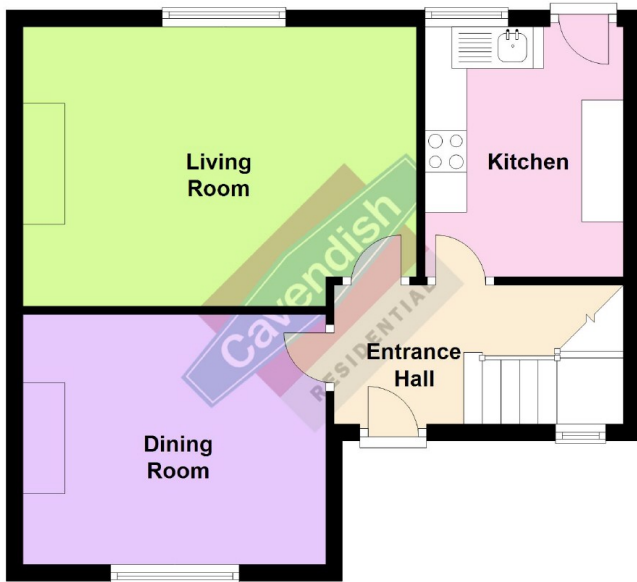
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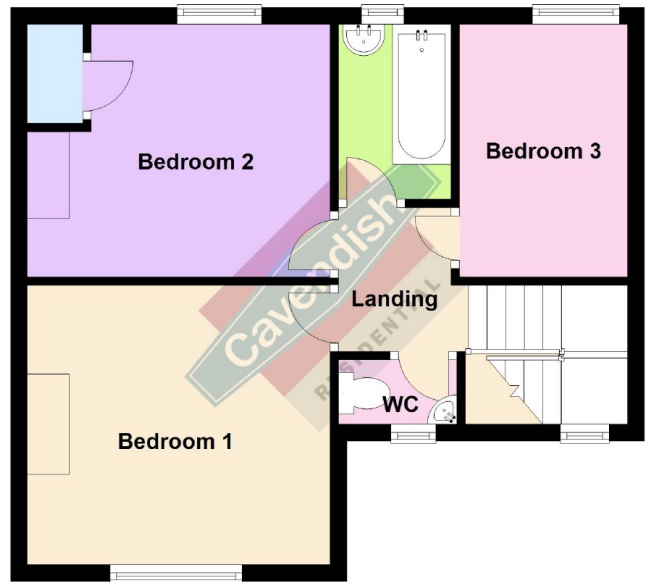
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 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

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