



Gleneagles Close

Vicars Cross,
Chester, Cheshire CH3 5HW

No Onward Chain
£295,000

*** THREE/FOUR BEDROOMS * BATHROOM & EN-SUITE * FLEXIBLE ACCOMMODATION.** A substantial three/four bedroom semi-detached dormer style bungalow occupying a pleasant cul-de-sac position with in the popular suburb of Vicars Cross. Gleneagles Close is ideally situated close to Green Lane, which boasts a parade of shops and a bus route into the city. The accommodation briefly comprises: open porch, entrance hallway, living room with exposed brick chimney breast and decorative cast-iron fireplace, breakfast kitchen with French door to side, inner hall, dining room/bedroom three with wood block parquet flooring, a large picture window and French door to the rear garden, bedroom four, a newly fitted shower room, first floor landing with built-in storage cupboards, principal bedroom with en-suite shower room and bedroom two. The property benefits from UPVC double glazing and has gas fired central heating with a condensing combi-boiler. (Continued...)

(...Continued) Externally there is a lawned garden at the front with borders and a block paved driveway which leads to a single garage. To the rear there is a lawned garden with well stocked borders, a water feature, patio area and wooden pergola with grapevine. There is NO ONWARD CHAIN involved in the sale of this property.

LOCATION

The property is situated in a convenient residential location within a short distance of the Chester ring road which leads to the M53 motorway and the A55 Chester Southerly By-Pass providing easy commuting to neighbouring centres including the Wirral, Manchester and North Wales. There are shops for everyday needs in Green Lane, schools for all ages within easy reach and a frequent bus service into Chester. Leisure facilities close at hand include the Northgate Arena Leisure Centre, golf courses and Chester Rugby Club.

The detailed accommodation comprises:

PORCH

Open Porch with brick-built piers, wooden pillars and quarry tiled step. UPVC double glazed entrance door to Entrance Hall.

ENTRANCE HALL

Ceiling light point, tiled floor, cupboard housing the electrical consumer board and gas meter, and burglar alarm control pad. Part-glazed door to the Living Room and sliding part-glazed door to the Breakfast Kitchen.

BREAKFAST KITCHEN

7.21m x 2.64m maximum (23'8" x 8'8" maximum)

Fitted with modern range of cream fronted base and wall level units incorporating drawers, cupboards and a glazed display cabinet with laminated wood effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Baumatic electric hob with extractor above and built-in Neff electric double oven and grill. Integrated fridge freezer and dishwasher, plumbing and space for washing machine, wall tiling to work surface areas, tiled floor, recessed LED ceiling spotlights, ceiling light point, double radiator with thermostat, space for breakfast table and chairs, UPVC double glazed window overlooking the front, UPVC double glazed French door to outside with full height UPVC double glazed window. Part-glazed door to Inner Hall.



LIVING ROOM

5.69m x 3.86m (18'8" x 12'8")

Large UPVC double glazed window overlooking the front, radiator with radiator cover, moulded ceiling rose with light point and two wall light points, picture rails and exposed chimney breast with decorative cast-iron fireplace, tiled inlays, tiled hearth and wooden surround.



INNER HALL

Ceiling light point, smoke alarm and staircase to the first floor. Part-glazed doors to the Dining Room/Bedroom Three, Bedroom Four and wooden panelled door to the Shower Room.

DINING ROOM/BEDROOM THREE

4.34m x 2.97m (14'3" x 9'9")

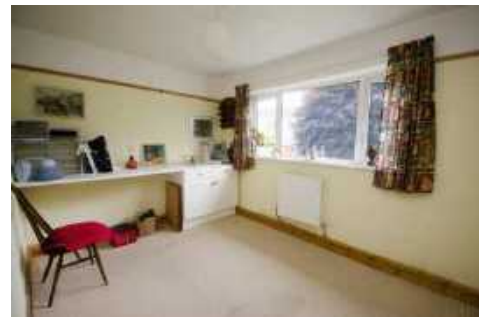
Large full height UPVC double glazed picture window overlooking the rear garden and UPVC double glazed French door to outside, ceiling light point with dimmer switch control, double radiator with thermostat, wood block parquet flooring, TV aerial point and useful built-in under stairs storage cupboards.



BEDROOM FOUR

3.66m x 2.59m plus door recess (12' x 8'6" plus door recess)

UPVC double glazed window overlooking the rear, moulded ceiling rose with light point, picture rails, double radiator with thermostat and fitted worktop with storage cupboard and drawer unit beneath.



SHOWER ROOM

2.64m x 1.55m (8'8" x 5'1")

Well appointed and recently re-fitted suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screens and sliding glazed door; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls, chrome heated towel rail, panelled ceiling with ceiling light point, mirror fronted medicine cabinet, UPVC double glazed window with obscured glass and vinyl wood effect flooring.



FIRST FLOOR LANDING

3.51m x 2.16m to cupboards (11'6" x 7'1" to cupboards)

With wrought iron spindles and wooden hand rail, three built-in double storage cupboards to eaves, ceiling light point, double radiator with thermostat and double glazed Velux roof light. Wooden panelled doors to Bedroom One and Bedroom Two.

Gleneagles Close, Vicars Cross, Chester, Cheshire CH3 5HW



BEDROOM ONE

3.84m x 3.07m (12'7" x 10'1")

UPVC double glazed window to side, double radiator with thermostat, ceiling light point and three built-in double storage cupboards to eaves. Part-glazed door to En-Suite Shower Room.



EN-SUITE SHOWER ROOM

White suite comprising: tiled shower enclosure with Mira Sprint electric shower and glazed door; low level WC; and pedestal wash hand basin. Fully tiled walls, panelled ceiling with spotlights, double radiator with thermostat, attractive floor tiles, double glazed Velux roof light, built-in drawer unit and built-in storage cupboard.



BEDROOM TWO

3.48m x 3.20m to storage cupboards (11'5" x 10'6" to storage cupboards)

Two double glazed Velux roof lights, ceiling light point, double radiator with thermostat and built-in storage cupboards and drawer unit to eaves.

OUTSIDE

The property is located within a small cul-de-sac. To the front there is a neatly laid lawned garden with brick edging and well stocked borders being enclosed by brick walling with metal railings and wooden picket fencing. A block paved driveway leads to a single garage. Outside lantern style light to front. A gated pathway at the side provides access to the rear garden. To the rear

there is lawned garden with well stocked borders, an ornamental water feature, a flagged and brick paved seating area and wooden pergola with grapevine. The rear garden is enclosed by wooden fencing with a variety of established shrubs and trees. Outside light, external; single power point and outside water tap.

GARDEN



REAR ELEVATION



SINGLE GARAGE

4.90m x 2.77m (16'1" x 9'1")

With an up and over garage door, UPVC double glazed window to rear, fluorescent strip light, power, wall mounted Logic Combi 30 combination condensing gas fired central heating boiler, side personal door and access to useful loft storage area with retractable aluminium ladder.

AGENT'S NOTES

- * Please note all dimensions and floor plans are approximate and should be used for guidance only.
- * Council Tax Band D - Cheshire West and Chester.
- * Tenure - understood to be Freehold, Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas,

electricity, water and drainage are connected

- * The property is on a water meter.
- * There is a gas and electric 'Smart' meter provided by British Gas.
- * The property has a burglar alarm which was installed in 2018.
- * The shower room suite was installed new in 2018.
- * The living room carpet and inner hall carpet were fitted new in 2018.
- * The living room, kitchen, inner hall and landing were redecorated in 2018.

DIRECTIONS

From Chester City centre proceed out in an easterly direction through The Bars at Boughton and at the traffic lights with the Boughton Health Centre continue straight across. Follow the road, and keeping in the left hand lane, continue onto the A51 Tarvin Road. At the traffic lights adjacent to the Shell petrol station turn left into Green Lane. Follow Green Lane, past the parade of shops and Oldfield Primary School. Then take the turning left into Queens Road. Follow Queens Road and take the first turning left into Gleneagles Close. At the T-junction turn left and the property will be found towards the top of the cul-de-sac on the left 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

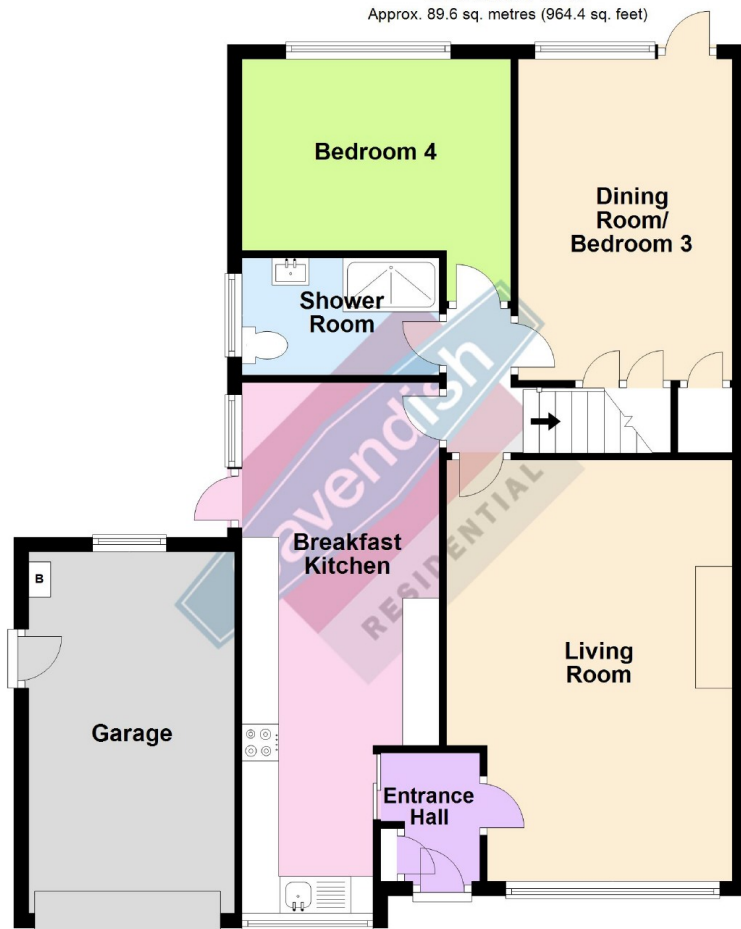
LOCAL PROPERTY EXPERT



PS/CC

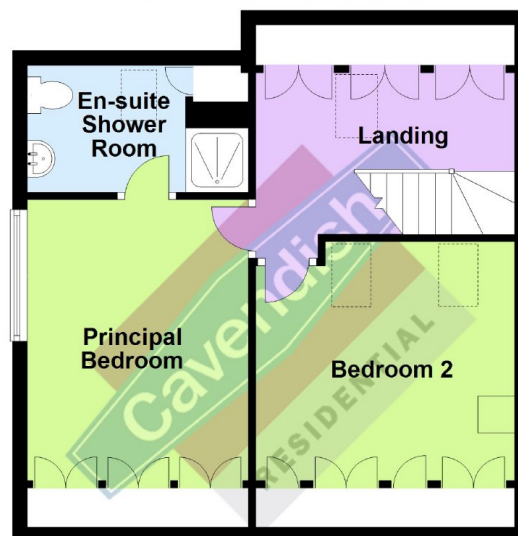
Ground Floor

Approx. 89.6 sq. metres (964.4 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 133.2 sq. metres (1433.4 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.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(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 CO ₂ emissions		
(92-100) A		
(81-91) B		80
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC