

**Cavendish**

RESIDENTIAL

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## Smithfields

Tattenhall,  
Chester, Cheshire CH3 9RG

**£135,000**

**\* 75% SHARED OWNERSHIP \* POPULAR VILLAGE LOCATION.** A modern two bedroom semi-detached house forming part of a small cul-de-sac in the popular village of Tattenhall. The property is 75% shared ownership with 'Your Housing Group' and offers a good opportunity to get onto the property ladder. The accommodation, which is well presented throughout, briefly comprises: entrance hall, living room, dining kitchen, UPVC double glazed conservatory with French doors to outside, landing, bedroom one with built-in wardrobe and storage cupboard, bedroom two, with a range of free-standing bedroom furniture, and bathroom. The property benefits from double glazed windows and has gas fired central heating (new boiler installed 2017). Externally there is a lawned garden at the front with driveway parking at the side for two cars. To the rear the garden has been attractively landscaped and designed for ease of maintenance being enclosed by wooden fencing. Viewing recommended.

[www.cavendishresidential.com](http://www.cavendishresidential.com)

## LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles provided a stunning and dramatic backdrop. The village provides a good range of amenities including Moreton Stores, post office, butchers, pharmacy, doctors' surgery, sports centre, The Sportsman's Arms pub and dining, The Letters Inn, The Barbour Institute, a hair and beauty salon, coffee shop, and a well regarded primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles distant, and also provides a link to the A51, M53 and M56, facilitating travel to a number of commercial destinations within the north-west.

## APPROXIMATE DISTANCES

Tarporley - 7 miles, Chester - 9 miles, Wrexham - 13 miles, Whitchurch - 13 miles, Nantwich - 14 miles, Crewe 18 miles, Liverpool 34 miles, Liverpool Airport - 30 miles, Manchester 47 miles and Manchester Airport - 39 miles. (Source - RAC Route Planner. All distances are approximate)

## 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

**2.21m x 1.27m (7'3" x 4'2")**

UPVC double glazed entrance door with decorative coloured glass insert, ceiling light point, electric consumer board, mains connected smoke alarm, digital thermostatic heating controls, single radiator with thermostat and staircase to the first floor. Door to Living Room.

## LIVING ROOM

**4.24m x 3.30m (13'11" x 10'10")**

UPVC double glazed window overlooking the front, single radiator with thermostat, TV aerial point, ceiling light point, telephone point and

decorative fireplace housing an electric coal-effect fire. Door to Dining Kitchen.



## DINING KITCHEN

**4.29m x 3.00m (14'1" x 9'10")**

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring Belling gas hob with Belling chimney style extractor above and built-in Neff tilt'n'slide electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, space for tall fridge freezer, wall mounted Ideal Logic Plus Combi C24 condensing gas fired central heating boiler, vinyl tiled effect flooring, single radiator with thermostat, two ceiling light points, extractor, built-in under stairs storage cupboard, space for dining table and chairs, UPVC double glazed window overlooking the rear and UPVC double glazed doors to the Conservatory.



## CONSERVATORY

**3.40m x 2.44m (11'2" x 8')**

UPVC double glazed Conservatory set on a brick-built base with a pitched polycarbonate roof, ceiling light with fan, double power point, vinyl tiled effect flooring and double opening French doors to the rear garden.



## LANDING

Access to loft space, mains connected smoke alarm and ceiling light point. Doors to Bedroom One, Bedroom Two and Bathroom.

## BEDROOM ONE

**3.35m x 3.30m (11' x 10'10")**

UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, large built-in linen cupboard with slatted shelving and built-in wardrobe with hanging rail and shelf.





## BEDROOM TWO

4.01m maximum x 2.77m (13'2" maximum x 9'1")

UPVC double glazed window overlooking the rear, ceiling light point with thermostat, telephone point and single radiator. Also included is a range of free-standing bedroom furniture incorporating wardrobes, a chest of drawers, bed headboard and over-bed storage cupboards.



## BATHROOM

2.49m x 1.47m (8'2" x 4'10")

Modern white suite comprising: panelled bath with triton electric shower over and folding glazed shower screen; low level dual-flush WC; and vanity unit with wash hand basin, mixer tap and storage cupboards beneath. Wall tiling to bath and shower area, single radiator with thermostat, ceiling light point, extractor, electric shaver point, vinyl mosaic effect flooring and double glazed window with obscured glass.



## OUTSIDE

To the front of the property there is a neatly laid lawned garden with a flagged pathway and a tarmac driveway. Outside sensor light. External gas and electricity meter cupboards to side. A wooden gate at the side provides access to the rear garden. To the rear the garden has been

attractively landscaped and designed for ease of maintenance with a flagged patio and gravelled borders with steps leading down to a sunken circular shaped flagged patio area with additional gravel and a deep flower border. The garden is fully enclosed by wooden fencing. External single power point. Outside water tap. To the side of the property there is timber built garden shed and water butt.

## REAR ELEVATION



## REAR GARDEN



## AGENT'S NOTES

- \* Council Tax Band B - Cheshire West and Chester.
- \* Tenure - understood to be Leasehold.
- \* 75% shared ownership with 'Your Housing Group'
- www.yourhousinggroup.co.uk 01925 592610.
- \* We understand that it is possible to

staircase up to 80% ownership.

\* All prospective purchasers must complete a 'shared ownership' application form which is available from the office.

\* There is monthly charge of £151.40 which includes the rent to Your Housing Group and also covers communal ground maintenance and buildings insurance.

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

\* The property is on a water meter.

## DIRECTIONS

From Chester City Centre proceed out through Boughton on to the Whitchurch Road and continue straight across at the new roundabout on to the A41. Follow the road for approximately 4 miles passing through Waverton to Hatton Heath, before turning left signposted Tattenhall into Chester Road. Follow the Chester Road for approximately 2 miles into the village of Tattenhall and at the T-junction turn left into Tattenhall Road. Then take the first turning right into Park Avenue which leads into Harding Avenue. At the crossroads turn right into Smithfields. Continue into the development and the property will be found towards the top of the cul-de-sac.

## VIEWINGS

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

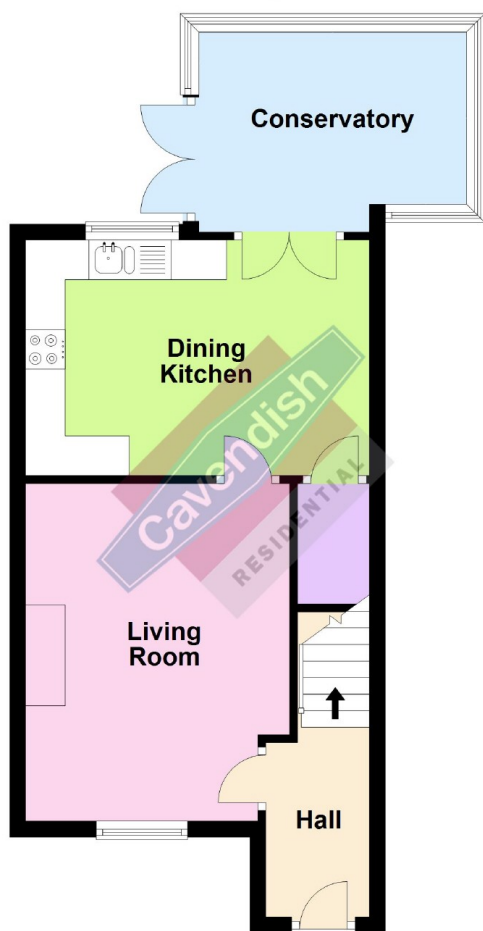
## LOCAL PROPERTY EXPERT



PS/CC

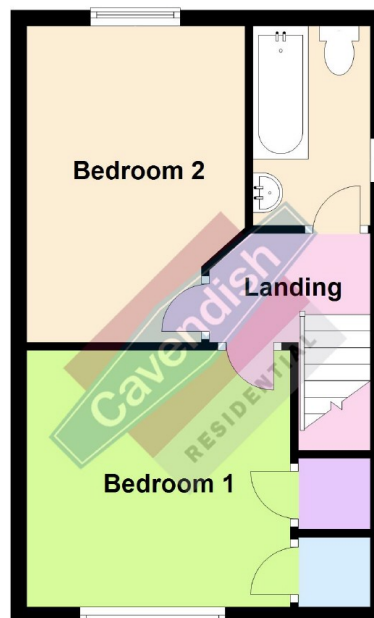
## Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 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) <b>A</b>                           |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                         |
|-----------------------------------------------------------------|-----------|-------------------------|
|                                                                 | Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92-100) <b>A</b>                                               |           | <b>85</b>               |
| (81-91) <b>B</b>                                                |           |                         |
| (69-80) <b>C</b>                                                | <b>71</b> |                         |
| (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                                                |           |                         |
| (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                                                 |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England & Wales                                                 |           | EU Directive 2002/91/EC |