



Kingswood Avenue

Saughall,
Chester, Cheshire CH1 6DF

£405,000

*** SEMI-RURAL LOCATION * DETACHED BUNGALOW * WELL STOCKED COTTAGE STYLE GARDENS.** An attractive three bedroom detached bungalow occupying a semi-rural location at the far end of a private road near to the village of Saughall. The property was architect designed in the late 1980's and occupies a unique position with views to the rear over wildlife ponds and mature trees. The accommodation briefly comprises: entrance vestibule, entrance hall, large living room with brick fireplace and cast-iron wood burning stove, kitchen/dining area with French doors to outside, principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and bathroom. The property benefits from oil fired central heating and has UPVC double glazed windows. The property is set within mature, well stocked cottage style gardens and there is a gated driveway leading to a large detached garage. The front elevation of the property is south-facing.

LOCATION

The property is ideally positioned some 4 miles out of Chester and within a short distance of the M56 Motorway, which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Saughall provides a range of amenities a highly regarded primary school, village store and post office, doctors surgery, pharmacy, hairdressers, local garage, garden centre, the Greyhound village pub and for leisure, fishing lakes, the Chester traffic-free pathway network for cyclists and walkers and the nationally important Chester Zoo is within a relatively short driving distance.

AGENT'S NOTE

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

The detailed accommodation comprises:

PORCH

Covered porch with outside lantern style light. Wooden panelled entrance door with decorative coloured glass leaded inserts to Entrance Vestibule.

ENTRANCE VESTIBULE

Coved ceiling, ceiling light point, wooden shelf, tiled floor and double power point. Glazed door to Entrance Hall.

ENTRANCE HALL

Coved ceiling, two ceiling light points, smoke alarm, wall mounted burglar alarm control pad, access to insulated loft space with retractable aluminium ladder and light point, laminated wood effect strip flooring, two single power points and radiator with thermostat. Doors to the Living Room, Principal Bedroom, Bedroom 2, Bedroom 3 and Bathroom.

LIVING ROOM

6.10m maximum x 4.62m maximum (20' maximum x 15'2" maximum)

A large Living Room with a brick fireplace and quarry tiled hearth housing a professionally installed (2017) Hetas Certified Esse cast-iron wood burning stove, four UPVC double glazed windows, two radiators with radiator covers,

coved ceiling, two ceiling light points, laminated wood effect strip flooring, two television aerial points, telephone point, four double power points and two single power points. Glazed door to Dining Kitchen.





DINING KITCHEN

5.28m x 4.04m narrowing to 2.95m (17'4" x 13'3" narrowing to 9'8")

An impressive open-plan Kitchen/Dining Area.



DINING AREA

Coved ceiling, recessed ceiling spotlights with dimmer switch controls, ceiling light point, large black floor tiles, UPVC double glazed double opening French doors to outside with double glazed side windows, two further UPVC double glazed windows, radiator with radiator cover, fitted worktop with Worcester Heatslave 20/25 oil fired combination central heating boiler beneath, space for tall fridge freezer, wall cupboard housing the electrical consumer unit, TV aerial point, space for tall fridge freezer and space for dining table and chairs.



KITCHEN AREA

Fitted with a solid oak vintage double base cupboard with multiple storage capability and laminated granite effect worktop with large inset stainless steel sink unit and separate drainer with extendable mixer tap. Free-standing Zanussi electric cooker with four-ring electric ceramic hob, double oven and grill and extractor above. Coved ceiling, recessed ceiling spotlights with dimmer switch controls, radiator with radiator cover, large black floor tiles, mosaic wall tiles to work surface areas, provision for wall mounted flat screen television and UPVC double glazed window with views overlooking the rear garden and wildlife ponds providing a picturesque backdrop. Open-plan to Dining Area.



PRINCIPAL BEDROOM

3.81m x 2.67m (12'6" x 8'9")

Two full height fitted double wardrobes with hanging space and shelving. UPVC double glazed window overlooking the front, radiator with radiator thermostat, coved ceiling, ceiling light point, laminated wood effect strip flooring, telephone point and double power point. Door

with full height fitted mirror to En-Suite Shower Room.



EN-SUITE SHOWER ROOM
2.64m x 1.24m (8'8" x 4'1")

A well appointed and recently re-fitted contemporary suite in white with chrome style fittings comprising: tiled shower enclosure with Triton T80 electric shower, glazed shower screen and sliding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, UPVC double glazed window to side, recessed ceiling spotlights, wall light with electric shaver point, chrome ladder style towel radiator and tiled floor.



BEDROOM TWO
4.11m x 2.36m (13'6" x 7'9")

UPVC double glazed window overlooking the rear with views across the garden towards the field and wildlife pond beyond, coved ceiling, ceiling light point, radiator with radiator cover,

telephone point, double power point, single power point, full height fitted double wardrobe with hanging space and shelving and laminated wood effect strip flooring.



BEDROOM THREE
2.97m x 2.72m (9'9" x 8'11")

UPVC double glazed window overlooking the rear garden with views towards the field and wildlife pond beyond, coved ceiling, ceiling light point, radiator with thermostat, laminated wood effect strip flooring, TV aerial point, two double power points and single power point. (This room is currently used as a Morning/Day Room).



BATHROOM
2.62m x 2.01m overall (8'7" x 6'7" overall)

A well appointed contemporary suite in white with chrome style fittings comprising: bath with tiled side panel, mixer tap, Triton Seville electric shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level

dual-flush WC. Part-tiled walls, UPVC double glazed window with obscured glass, recessed ceiling spotlights, wall light with electric shaver point, chrome ladder style towel radiator, tiled floor and built-in linen cupboard with slatted shelving.

OUTSIDE

The front elevation of the property is south-facing and set within mature well-stocked cottage style gardens (the present owner is a member of the 'Cottage Garden Society') and occupies a delightful semi-rural location at the end of a small road. To the front there is a well stocked garden with a water feature and wildlife pond being enclosed by established hedging with a number of mature trees. A gated gravelled pathway leads to the Entrance Porch. There is also a pathway extending across the front of the bungalow to a wrought iron gate providing access to a lawned side garden with deep well stocked borders enjoying a high level of privacy and seclusion.

A five-bar wooden gate opens onto a gravelled driveway and provides access to a large detached garage. A brick archway with a wrought iron gate provides access to the rear garden which again is well stocked with deep flower and shrub beds and borders with a large flagged patio area and a circular brick paved seating area. The garden is fully enclosed by hedging with three magnificent oak trees and enjoys open views. Timber built garden shed and useful log store.



OUTLOOK TO REAR

The property backs onto a privately owned field which provides a stunning backdrop of mature native trees, wildlife ponds and nature in abundance. The owners of the field created the bio-diverse landscape and was supported in the planning permission by 'English Nature'.



GARAGE

4.47m width x 5.49m depth (14'8" width x 18' depth)

With an up and over fibreglass garage door, fluorescent strip lighting, UPVC double glazed window with obscured glass, side personal door, power, plumbing for washing machine and burglar alarm control pad.

To the side of the garage there is useful enclosed area with space for household

recycling/refuse bins and the oil storage tank.

AGENT'S NOTE

* Council Tax Band E - Cheshire West and Chester.

* Oil central heating.

* Services - mains water, electricity and drainage are connected.

* The curtains and blinds are included in the sale.

* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

* The bungalow and the garage are protected by a burglar alarm.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540. Follow the road for approximately 2 miles, passing the Mollington Banastre Hotel and Crabwall Hall. Then take the turning left after The Wheatsheaf into Fiddlers Lane. Continue along Fiddlers Lane and take the first turning left into Kingswood Lane and left again into Kingswood Avenue. The property will be found at the end of the road on the left hand side.

VIEWINGS

By arrangement with the Agent's Chester Office on 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

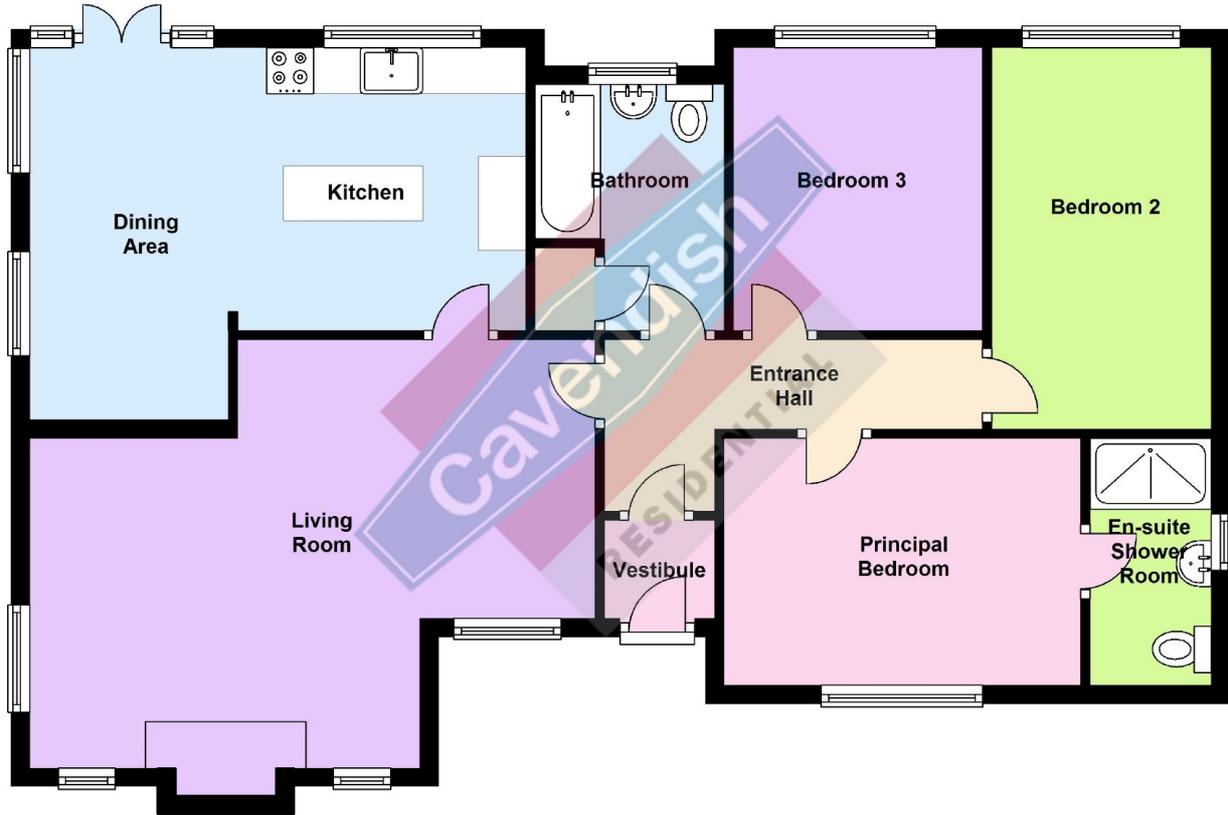
AWARD WINNING AGENT



PS/CC

Ground Floor

Approx. 87.6 sq. metres (943.2 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

