



Ashley Gardens, Lower Hall Lane, Chester, CH3

£170,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

Do not miss your opportunity to buy this perfect first home or investment opportunity. A like-new, super-energy-efficient property situated at the top of a quiet cul-de-sac in a rural village only 15 minutes from Chester city centre with excellent commuting links to Nantwich, Whitch

Key features:

- Two Bedrooms
- Modern Property
- Corner Plot
- Head of Cul-De-Sac Location
- South facing garden
- Solar panels

Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band C (£1643.42 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Off Street Parking



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A like-new, super-energy-efficient property situated at the top of a quiet cul-de-sac in a rural village only 15 minutes from Chester city centre with excellent commuting links to Nantwich, Whitchurch and Wrexham.

Boasting an immaculate finish inside with high quality kitchen, bathroom and engineered wood flooring. This property was built only 4 years ago by highly regarded local builders and remains covered by the 10 year NHBC warranty.

With solar panels in the south facing garden electricity bills are almost non-existent and the well-hidden oil tank offers efficient, low-cost heating in comparison to the storage heating found in many other local properties.

Location - Clutton Village has the advantage of being in unspoilt countryside, yet adjacent to a good road network which leads to Chester, Wrexham, Nantwich, Crewe and the M53 motorway network. The village itself has a Church of England primary school, with further primary and secondary schooling available in nearby Malpas, together with extensive shops, pubs and restaurants. A regular bus service gives access to Chester

Malpas, together with extensive shops, pubs and restaurants. A regular bus service gives access to Chester, Malpas and Whitchurch. Golf and leisure facilities are available at the nearby Carden Park Hotel. Liverpool Airport (approx. 18 miles) and Manchester Airport (approx. 29 miles) are both within easy reach of this property.

Entrance Porch - Hardwood door entering into the entrance hall. Double glazed windows overlooking the front and side elevations.

Downstairs Wc - 1.15m x 1.4m (3'9" x 4'7") - Double glazed window overlooking the front elevation. Modern white suite consisting of a low flush WC and wash hand basin with complementary tiled splash back. Tiled flooring. Radiator. Extractor fan.

Lounge/Kitchen/Dining Area - 6.5m x 4.1m (21'4" x 13'5") - A large open plan-room enjoying French doors to the rear garden with a Lounge, Kitchen and Dining Area.

Lounge - Double glazed bay window overlooking the front elevation. TV Aerial point. Telephone point. Stairs to first floor. Radiator. Power points.

Kitchen Diner - uPVC double glazed window overlooking the rear elevation. Double glazed doors providing access into the rear garden. Wooden flooring. Integrated appliances include; fridge freezer, washing machine, oven, ceramic hob with extractor hood over and glass splash back. Radiator. Power points.

Landing - Doors leading off. Spot lights.

Bedroom One - 2.75m x 3.1m (9'0" x 10'2") - With a double glazed window overlooking the front and built-in wardrobe. Eaves storage. Radiator. Power points. Spot lights.

Bedroom Two - 3.5m x 2.35m (11'6" x 7'9") - With a double glazed Velux window to rear. Radiator. Power points. Loft access with fitted fold-down ladder.

Bathroom - 2.6m x 1.7m (8'6" x 5'7") - With a double glazed Velux window to rear. Modern white suite consisting of a low flush WC, vanity wash hand basin and a panelled bath with shower over. Complementary tiled splash backs. Tiled flooring. Heated chrome ladder towel rail. Shaving point. Spot lights. Extractor fan.

Outside - The property occupies a pleasant cul-de-sac position. Block paved driveway to side and south facing landscaped rear garden with paved patio area. The rear garden is mainly laid to lawn and features mature hedgerows and shrubs. The paved patio area provides an ideal spot for al fresco dining and entertaining.

Property Specification - * Hardwood doors and double glazed window frames.

- * Opaque glazed Velux windows fitted in Bedroom Two and Bathroom.
- * Fitted Kitchen with built-in fridge freezer, hob, electric oven and washing machine.
- * Bathroom fitted with white basin, WC and a bath with shower over.
- * Engineered oak flooring fitted to the Porch, Lounge and Kitchen.
- * Tiled floors fitted to the downstairs WC and Bathroom.
- * Carpets fitted to stairs, bedrooms one and two.

* South facing garden

Floor plan:



Ground Floor

Floor area 30.2 sq. m. (325 sq. ft.)
approx



First Floor

Floor area 27.4 sq. m. (295.3 sq. ft.)
approx

Total floor area 57.6 sq. m. (620.3 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

9, Ashley Gardens, Lower Hall Lane, CHESTER, CH3 9SE

Dwelling type: Semi-detached house	Reference number: 9841-3876-7700-9606-0805
Date of assessment: 06 October 2016	Type of assessment: SAP, new dwelling
Date of certificate: 06 October 2016	Total floor area: 60 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,092
Over 3 years you could save	£ 102

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 102 over 3 years </div>
Heating	£ 666 over 3 years	£ 666 over 3 years	
Hot Water	£ 270 over 3 years	£ 168 over 3 years	
Totals	£ 1,092	£ 990	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: #4caf50; padding: 2px 5px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #8bc34a; padding: 2px 5px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ffc107; padding: 2px 5px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #ffc107; padding: 2px 5px;">(1-20) G</div> </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> ← 91 </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> ← 93 </div>	

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102

MISREPRESENTATION ACT, 1967.

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