

TOTAL FLOOR AREA: 137.82 sq. m. (1483.46 sq. ft.) approx.

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For sale by the Modern Method Of Auction with a starting bid of £430,000 plus reservation fee.
A substantial four bedroom semi-detached home, situated within the much sought after area of Kilmorey Park, Hoole.

FULL DESCRIPTION

For sale by the Modern Method Of Auction with a starting bid of £430,000 plus reservation fee. Situated in the much sought after area of Kilmorey Park, is this substantial four bedroom period family home. Located within a conservation area, and occupying an enviable sized plot, this property retains many original features and provides spacious and versatile living accommodation throughout.

Briefly comprising, a large reception hallway, living room with french door opening to the garden, separate sitting room with bay window, breakfast room which opens to a conservatory, kitchen and rear porch with wc. To the first floor there is a large landing,

four good sized bedrooms, a bathroom and separate wc. Outside the property is approached over a large gravel driveway providing off road parking and leading to the detached garage. The adjacent garden is laid to lawn with mature hedging providing added privacy. The rear garden is predominantly laid to lawn with gravel seating area, mature boundaries and the added benefit of not being overlooked.

The property is offered with No Onward Chain.

This property is for sale through by Wright Marshall property auction, powered by iamsold.
<https://www.iamsold.co.uk/auction/properties/5fa914853e015f7028f03f116fdb6100>

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

LOCATION

Located in one of Chester's most desirable areas, Kilmorey Park sits within a secluded part of Hoole. The main shopping streets provide a wide range of amenities including, a post office, pharmacy, butchers, fishmongers, fruit, Sainsbury's local and Co-op along with a selection of cafes, bars and restaurants. There are a range of open spaces in Hoole include Alexandra Park which provides tennis courts, bowling green. Despite being in a quiet location, the property is perfectly placed for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. While both the City Centre and Railway/Bus stations are all within walking distance.

PORCH

A Canopy Porch with sensor light and solid timber entrance door with decorative coloured glass leaded inserts and side panels.

RECEPTION HALLWAY

A spacious hallway with original leaded window with featured coloured glass, large under stairs storage cupboard, wall lights, radiator and staircase rising to the first floor.



LIVING ROOM

With dual aspect windows with leaded coloured glass inserts. A feature timber fireplace with stone hearth abs inserts. Picture rail, radiator and a french door opening to the rear garden.



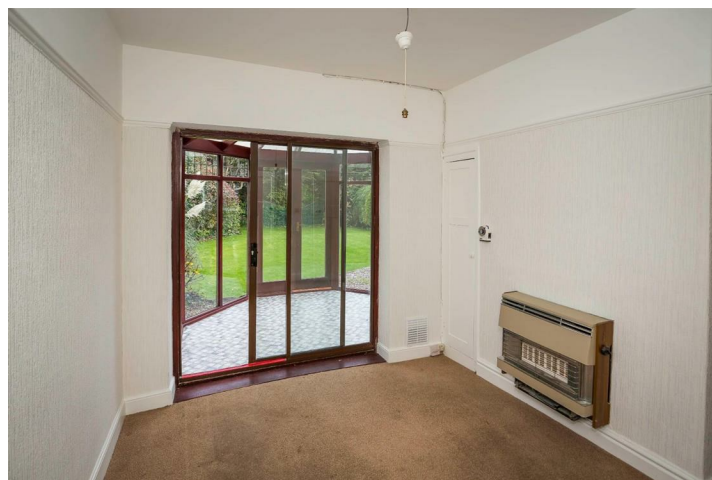
SITTING ROOM

There is a large front aspect bay window with coloured leaded glass sections, a feature tiled fireplace, picture rail and radiator.



BREAKFAST ROOM

With double glazed sliding doors opening to the conservatory. Fitted gas fire with back boiler providing hot water and central heating. There is a picture rail and a walk in larder cupboard with side aspect window.



CONSERVATORY

With double glazed windows and a polycarbonate roof, providing an excellent outlook over the rear garden and with double french doors.



KITCHEN

The kitchen is fitted with a range of wall and base level units with complementary work surfaces over. Space for appliances and plumbing for a washing machine. There is a single bowl stainless steel sink and drained unit and a upvc double glazed window overlooking the rear garden.



DOWNSTAIRS WC

With a low level wc and ceiling light.

REAR PORCH

With a upvc double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

A good sized landing with airing cupboard housing the hot water cylinder. With picture rails, loft access and doors to the family bathroom, bedrooms and separate wc.

BEDROOM ONE

A large double bedroom with dual aspect windows which overlook the front and rear gardens, a decorative fireplace, picture rail and radiator.



BEDROOM TWO

A double bedroom with a large bay window with coloured glass panels which overlooks the front garden, decorative fire place, picture rail and a radiator.



BEDROOM THREE

A double bedroom with upvc double glazed window overlooks the rear garden, with decorative fireplace and picture rail.



BEDROOM FOUR

The fourth bedroom has a front aspect window with stained glass panels, overlooking the driveway and front garden.

BATHROOM

Fitted with an enamelled bath with electric shoes over and a pedestal wash hand basin. Having part tiled walls, a obscured upvc double glazed window and chrome heated towel rail.

SEPARATE WC

Fitted with a low level wc with a rear aspect upvc double glazed obscured window.

OUTSIDE

Occupying an enviable sized plot, the property is approached over a large gravel driveway which provides off road parking for several vehicles and leads to the detached garage. The garden is laid to lawn with planted borders and mature hedgerow giving added privacy. A wrought iron gated gives access to the rear garden which is predominately laid to lawn with mature borders which contain a range of trees and shrubbery. There is a gravelled seating area and the garden has the benefit of not being overlooked.



GARAGE

16'4" x 9'2" (4.88m x 2.74m '0.61m)

A brick built garage with pitch tiled roof, having double timber doors and a side aspect window.