



MISREPRESENTATION ACT 1967

Messrs Wright Manley for themselves and for the Vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any 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 the correctness of each of them.
3. No person in the employment of Wright Manley has any authority to make or give any representation or warranty whatever in relation to this property.



Wright Manley

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents

Bersecroft
2 Dicksons Drive, Newton, Chester, CH2 2BN



A mature detached house occupying a pleasant position within a popular residential locality, convenient for day to day amenities in the City Centre. Deceptive accommodation with tremendous potential for modernisation/improvement and possible enlargement (subject to planning permission). Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom. Driveway parking plus mature gardens to front and rear. Single Garage.

FOR SALE BY PUBLIC AUCTION
(Subject to conditions & prior sale)
ON THURSDAY 18TH MARCH 2010 - 7.00 PM.
AT ROWTON HALL HOTEL
ROWTON
CHESTER, CH3 6AD

SOLICITORS
Allington Hughes
Newgate Walk
Chester CH1 1JU
Ref: M. Evans
Tel: 01244-312166

AUCTIONEERS
Wright Manley
15 Grosvenor Street
Chester CH1 2DD
Ref: M. Egerton
Tel: 01244-317833

15 Grosvenor Street, Chester CH1 2DD. Tel: 01244 317833 Fax: 01244 320701

Offices at: Nantwich Tel: (01270) 625410 Tarporley Tel: (01829) 731300 Crewe Tel: (01270) 255396 Whitchurch Tel: (01948) 662281 Beeston Castle (01829) 262132

SALE PARTICULARS OF BERSECROFT, 2 DICKSONS DRIVE, NEWTON, CHESTER, CH2 2NB

Bersecroft is an individual detached house built in 1928 with rendered elevations beneath a slate roof. The house is well positioned within an established residential locality and has the convenience of local schooling, day to day amenities and the City Centre within close proximity.

Offering tremendous potential for modernisation/ improvement and possible extension (subject to planning) the naturally light living space forms the basis to become a very comfortable home and has the benefit of an existing gas fired central heating system. At ground floor level and in addition to an Entrance Hall there are 2 good sized Reception Rooms plus a Kitchen. At first floor level there are 3 Bedrooms together with a Bathroom.



OUTSIDE

To the front of the house there is a shaped lawned area with established laurel hedging, shrubbery and flowering plants. There is a driveway which continues to the side of the property providing ample off road parking. The driveway is secured by a pair of painted wrought iron gates. The driveway leads to a detached sectional Single Garage. To the immediate rear of the house there is a paved patio which sits in front of a shaped area of lawn with mature privet and laurel hedging plus evergreen shrubbery, flowering plants and trees. Also to the rear is an outside WC.



GROUND FLOOR

Covered porch area with quarry tiled floor and original stained and leaded glass panel door to

ENTRANCE HALL

With radiator, telephone point, staircase rising to the first floor with useful storage area beneath housing electricity consumer unit and electricity meter. UPVC double glazed window with obscure glass.

LOUNGE

3.68m(12'1") x 3.30m(10'10")

An attractive and interestingly shaped room plus a large semi-circular corner bay providing excellent levels of natural light. Wall mounted balance flue gas heater. Radiator. Tiled fireplace with painted timber surround.

DINING ROOM

3.76m(12'4") x 3.33m(10'11")

With picture rail, radiator, tiled fireplace with matching hearth and inset fitted gas fire. Original panelled and part glazed door to rear flanked by matching side windows. Television aerial point.

KITCHEN

3.12m(10'3") x 2.69m(8'10")

(maximum and into bay)

Quarry tiled floor, UPVC double glazed bay window, further UPVC double glazed window, original panelled and part glazed door to outside. Double drainer stainless steel sink with mixer tap. Radiator.

FIRST FLOOR LANDING

UPVC double glazed window with obscure glass and access to roof void.

BEDROOM ONE

3.71m(12'2") x 3.28m(10'9")

(Plus large curved bay window).

An attractive and naturally light room which mirrors the unique shape of the Lounge beneath. Radiator. Picture rail, wall mounted balance flue gas heater. Tiled fireplace.

BEDROOM TWO

3.76m(12'4") x 3.30m(10'10")

With tiled fireplace, radiator, picture rail and original window with pleasant outlook over rear garden.

BEDROOM THREE

2.72m(8'11") x 2.01m(6'7")

With UPVC double glazed window to front and picture rail.

BATHROOM

Currently arranged for ease of access with a Wet Room style tiled shower recess with Mira electric shower. Wall mounted wash basin. Low level WC. UPVC double glazed window with obscure glass. Radiator and cupboard housing wall mounted gas fired central heating boiler.

COUNCIL TAX BAND

Cheshire West & Chester Council
(Band C - £52,000 - £68,000)

SERVICES

Mains water, electricity and drainage are connected. None of the services have been tested. Wright Manley can therefore provide no guarantee).

TENURE

We are informed freehold with vacant possession upon completion.

VIEWING

The property may be viewed on Saturdays between the hours of 11.00 a.m. and 1.00 p.m. or otherwise strictly by appointments through the Auctioneers Chester Office. Wright Manley Chester Office 15 Grosvenor Street Chester CH1 2DD Telephone No: 01244 317833. Fax No: 01244 320701 E Mail: carolyn@wrightmanley.co.uk

Opening Hours

Mon- Fri 9.00 - 5.30 p.m.

Sat 9.00 - 3.00 p.m.

EASEMENTS, WAYLEAVES, PUBLIC RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

TOWN & COUNTRY PLANNING ACT

The property notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

SALE DATE & VENUE

The property will be offered for sale by Public Auction on Thursday 18th March 2010 at 7.00 p.m. at Rowton Hall Hotel, Rowton, Chester.

SALES PARTICULARS AND PLANS

The plans and schedule of land are based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the Auctioneers shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

SALE CONDITIONS & CONTRACT

The Sale Conditions and Contract will be available for inspection at the Auctioneers Chester Office, 15 Grosvenor Street, Chester and at the offices of the Solicitors, Allington Hughes, Newgate Walk, Chester, CH1 1JU during normal office hours in the 14 days prior to the auction. They will not be read out at the auction but prospective purchasers will be deemed to have read them and to buy in full knowledge of their content.

MONEY LAUNDERING REGULATION

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

PERSONAL IDENTIFICATION

1. Current signed Passport
2. Current full UK/EU Photo card Driving Licence
3. Inland Revenue Tax Notification
4. Firearms Certificate

EVIDENCE OF ADDRESS

1. Current full UK Driving Licence
2. Public Utility Bill issued within the last 3 months.
3. Local Authority Tax Bill
4. Bank, Building Society or other such organisation's statement

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No cash deposits will be accepted.

MARKETING APPRAISAL

"Thinking of Selling"? Established in 1861, Wright Manley have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.

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