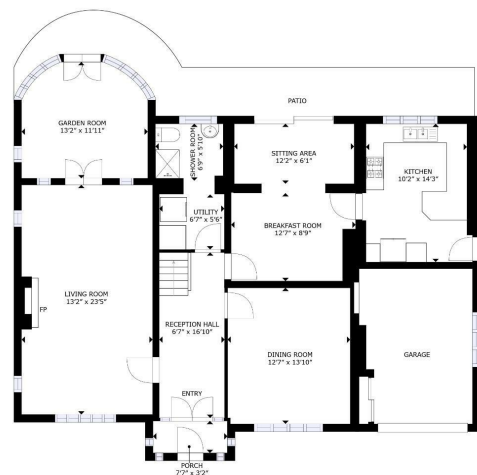




**8 St. Georges Crescent**  
Queens Park, Chester,  
CH4 7AR

**£800,000**

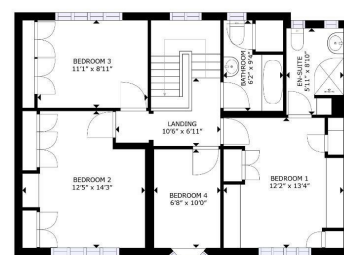
\* CLOSE TO THE MEADOWS & RIVER \* WITHIN A SHORT WALK TO THE CITY CENTRE VIA THE SUSPENSION BRIDGE. A mature four bedroom detached house located in the desirable suburb of Queens Park. The property, which does require some modernisation and improvement, provides the following accommodation: entrance porch, reception hall, living room with feature fireplace and parquet flooring, separate dining room, breakfast room/sitting area with patio doors to the rear garden, fitted kitchen, utility room and downstairs shower room, landing with decorative leaded window, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two, bedroom three, bedroom four and bathroom. The property benefits from gas fired central heating. Externally there is a lawned garden at the front with well stocked borders, 'in-and-out' driveway and single garage. To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with a flagged patio, composite decked area and deep well stocked borders. If you are looking for an older, character property within walking distance of the city centre then we would strongly urge you to view.



1ST FLOOR

GROSS INTERNAL AREA:  
1ST FLOOR: 1,029 SQ. FT. (2ND FLOOR: 728 SQ. FT.)  
EXCLUDES: GARAGE, PORCH, PATIO, UTILITY, AND HALL

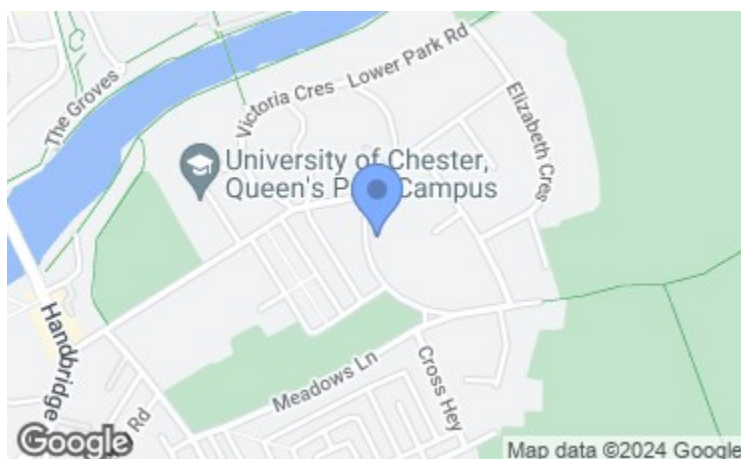
Matterport



2ND FLOOR

GROSS INTERNAL AREA:  
2ND FLOOR: 728 SQ. FT. (1ST FLOOR: 1,029 SQ. FT.)  
EXCLUDES: GARAGE, PORCH, PATIO, UTILITY, AND HALL

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>79</b>

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

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.



## LOCATION

Queens Park is a convenient and much sought-after location, close to local amenities in Handbridge, which include shops and schools together with tennis courts, golf clubs and the West Cheshire Squash Club. The River Dee is close by, and Chester City centre is within a short walk with its more comprehensive shopping, schooling and leisure facilities including the Northgate Arena Leisure Centre. Easy commuting is available to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network together with the Chester Southerly by-pass to Deeside and North Wales.

## THE ACCOMMODATION COMPRISES:

### PORCH

2.08m x 0.86m (6'10" x 2'10")



Beautiful oak panelled entrance door with decorative ironmongery, coved ceiling, four obscured glass windows, and tiled floor. Double opening glazed doors to the reception hall.

### RECEPTION HALL

5.18m x 2.06m (17' x 6'9")



Double radiator, moulded ceiling with ceiling light point, picture

rails, oak wood block parquet flooring, and staircase to first floor. Wooden panelled doors to the living room, dining room, breakfast/sitting room and utility/downstairs shower room.

### LIVING ROOM

6.93m x 3.78m (22'9" x 12'5")



Double glazed window overlooking the front, diamond shaped leaded window to side, coved ceiling, picture rails, picture light point, five wall light points, woodblock parquet flooring, double radiator, and feature fireplace with marble insert and hearth housing a 'living flame' coal-effect gas fire with decorative surround. Double opening French doors to the garden room.



## OUTSIDE REAR



To the rear the garden is of a generous size being laid mainly to lawn with deep well stocked borders, a flagged patio area and composite decked seating area. Outside LED spotlighting and outside water tap.



## DIRECTIONS

From our office in Cuppin Street proceed along Grosvenor Street to the traffic lights and turn right into Lower Bridge Street. Continue down the hill, over the Old Dee Bridge, and into

Handbridge. Then take the second turning left into Queens Park Road. Follow the road passing Queens Park High School and the Chester International School and take the fourth turning right into St George's Crescent. The property will then be found after a short distance on the left hand side.

## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester.

## AGENT'S NOTES

\* The property is protected by a burglar alarm system.  
\* The property is located in a Conservation Area.  
\* Services - we understand that mains electricity, water, gas and drainage are connected.  
\* There is a smart meter for the gas and electric provided by Octopus Energy.

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

**BEDROOM THREE**

3.84m into wardrobe x 2.62m (12'7" into wardrobe x 8'7")



Two full height fitted double wardrobes, ceiling light point, double radiator, telephone point and double glazed window overlooking the rear garden.

**BEDROOM FOUR**

3.07m x 2.08m (10'1" x 6'10")



Double glazed oriel bay window overlooking St Georges Crescent at the front, ceiling light point, single radiator, picture rails and fitted double storage cupboard.

**FAMILY BATHROOM**

2.72m max x 1.83m max (8'11" max x 6' max)



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted mixer shower, glazed shower screen, low level dual flush WC and pedestal wash hand basin with mixer tap. Part tiled walls with decorative border tile, tiled floor, recessed ceiling spotlights, extractor, chrome ladder style towel radiator, UPVC double glazed window with obscured glass. Built in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving.

**OUTSIDE FRONT**



To the front there is a lawned garden with well stocked flower and shrub borders, an in-and-out driveway, and single garage, Contemporary outside lighting. To the side there is an external gas meter cupboard and covered storage area with brick pillars.

**GARAGE**

4.52m max x 3.23m max (14'10" max x 10'7" max)

Single garage with an up and over garage door, original single glazed window to side, fitted cupboard with sliding doors, hanging rail and shelving, housing the electric meter and fuse board, ceiling light point, and a wall mounted Ideal Logic Max Heat H24 condensing gas fired central heating boiler.

**GARDEN ROOM**

3.78m x 3.15m (12'5" x 10'4")



Single glazed windows, ceiling light point, tiled floor, double radiator, and UPVC double glazed French doors to the rear garden.

**DINING ROOM**

5.00m x 3.76m (16'5" x 12'4")



Double glazed window overlooking the front, moulded ceiling with ceiling light point, picture rails, two wall light points, and double radiator with thermostat.

**BREAKFAST ROOM/SITTING AREA**

breakfast area 3.78m max x 2.69m sitting area 3.81 (breakfast area 12'5" max x 8'10" sitting area 12'6")

**BREAKFAST ROOM**

3.78m x 2.69m (12'5" x 8'10")



Ceiling light point, picture rails, double radiator, built-in cupboard with shelving, and smoke alarm. Opening to sitting area and glazed door to breakfast kitchen.

**SITTING AREA**

3.81m x 1.75m (12'6" x 5'9")



Double glazed sliding patio doors to rear garden, ceiling light point and TV aerial point.

### KITCHEN

4.37m x 3.18m (14'4" x 10'5")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and two glazed display cabinets with laminated granite effect worktops incorporating a breakfast bar area. Inset one and half bowl stainless steel sink unit with drainer and mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Fitted four-ring Neff gas hob with chimney style extractor above, built-in Neff electric double oven and grill, space for American style fridge/freezer, integrated Neff dishwasher, recessed LED ceiling spotlights, contemporary tall radiator, slate tile effect floor, electric kick-board heater, single glazed window overlooking the rear, and double glazed door to outside.

### UTILITY AREA

2.06m x 1.57m (6'9" x 5'2")



Plumbing and space for washing machine, space for tumble dryer above, built-in cupboard with louvred doors, tiled floor, and fully tiled walls. Opening to downstairs shower room.

### DOWNSTAIRS SHOWER ROOM

2.08m x 1.75m (6'10" x 5'9")



Coloured suite comprising: tiled shower enclosure with Mira shower and sliding doors; low level WC; and pedestal wash hand basin. Fully tiled walls, single radiator, tiled floor, fluorescent strip light, extractor, and sealed unit double glazed window with obscured glass.

### FIRST FLOOR LANDING



Feature split-level landing with original metal framed coloured glass leaded window on the half landing, picture rails, ceiling light point, and smoke alarm. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.



### BEDROOM ONE

4.11m x 3.81m (13'6" x 12'6")



Fitted with a comprehensive range of bedroom furniture incorporating double wardrobe, dressing table, two single wardrobes, bedside units and storage cupboards above. Moulded ceiling with ceiling light point, double radiator, double glazed window overlooking St Georges Crescent at the front. Door to en suite shower room

### EN-SUITE SHOWER ROOM

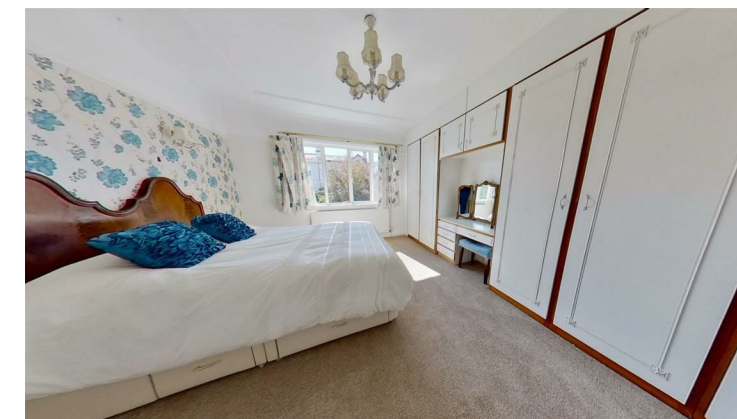
2.74m x 1.83m (9' x 6')



Modern white suite comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and curved glazed doors; vanity unit with inset wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fitted cupboard and glass shelving to recess, fully tiled walls, tiled floor, recessed ceiling spotlights, extractor, illuminated wall mirror, chrome ladder style towel radiator, and two UPVC double glazed windows with obscured glass.

### BEDROOM TWO

4.27m max x 3.68m max (14' max x 12'1" max)



Fitted with a range of bedroom furniture incorporating a double wardrobe, triple wardrobe, dressing table and cupboard above. Moulded ceiling with ceiling light point, picture rails, two wall light points, double radiator, and double glazed window overlooking St Georges Crescent.