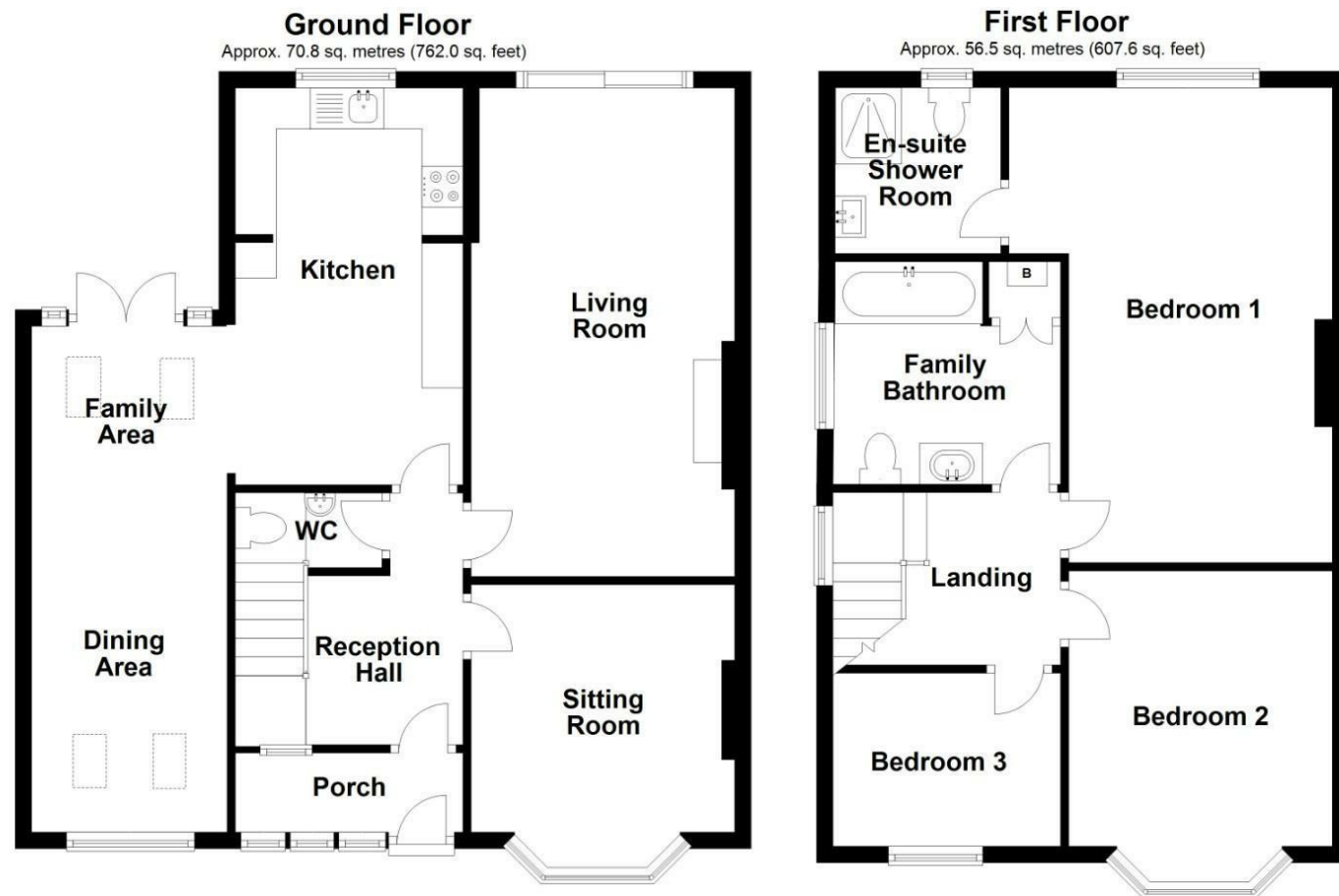
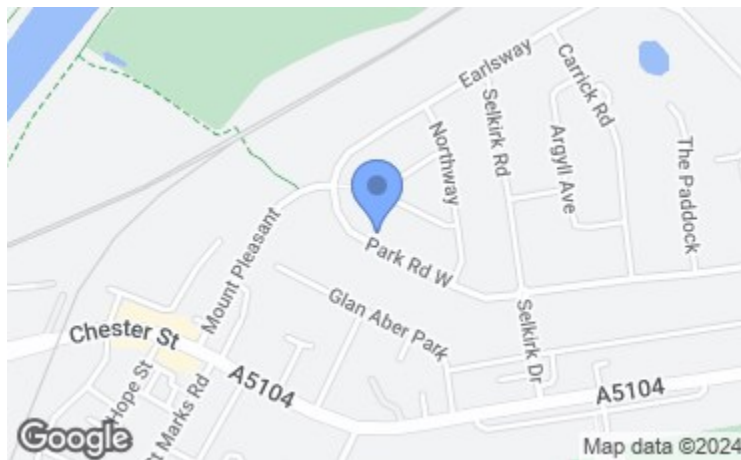


34 Park Road West, Curzon Park, Chester, CH4 8BG



Total area: approx. 127.2 sq. metres (1369.6 sq. feet)



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	
66	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
59	78
England & Wales	
EU Directive 2002/91/EC	

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www.cavendishproperties.co.uk



34 Park Road West
Curzon Park, Chester,
CH4 8BG

£500,000

* DETACHED FAMILY HOME * LOCATED ALONG A TREE LINED ROAD IN CURZON PARK. A well presented three bedroom detached house located along a tree lined road in the popular suburb of Curzon Park. Curzon Park is a desirable area renowned for its tree-lined roads, golf course and close proximity to the city centre. The accommodation, which has been extended at the side and to the rear, briefly comprises: entrance porch, reception hall, cloakroom/WC, extended living room with feature fireplace and patio doors to outside, separate sitting room with bay window and wood block parquet flooring, modern fitted kitchen with integrated appliances, impressive dining/family area with vaulted ceiling, double glazed Velux roof lights and French doors to outside, landing, principal bedroom with en-suite shower room, two further bedrooms and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination condensing boiler. Externally there is an imprinted concrete block paved driveway at the front with mature boundary hedge and wooden fencing. To the rear the garden has been attractively landscaped with an extensive Indian stone flagged patio, lawn and shrub borders. Within the garden there is also a timber framed summer house with attached store.

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 Estate Agents Ltd.



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LOCATION

Curzon Park adjoins the south banks of the River Dee and was first laid out in the 19th Century. It is situated next to the Grosvenor Bridge and is well known for having some of the city's largest and most prestigious residences. Curzon Park also houses the Chester Golf Club and is also conveniently within walking distance of the city's amenities. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

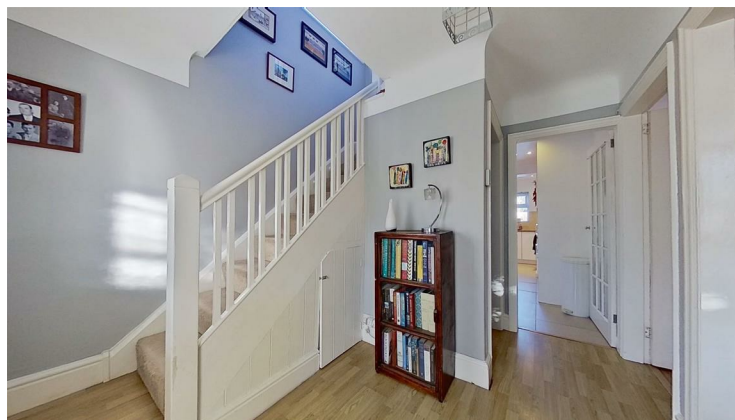
THE ACCOMMODATION COMPRISES:

PORCH

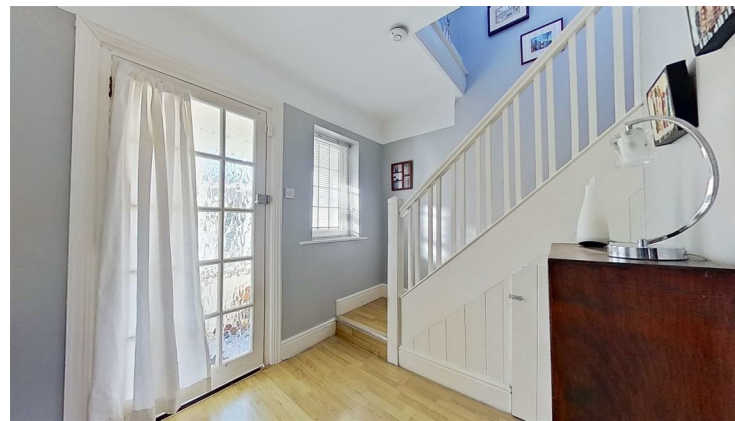
2.69m x 0.94m (8'10" x 3'1")

UPVC double glazed entrance door, UPVC double glazed window with leaded glass, wall light point, tiled floor, ceiling light point and gas meter. Glazed door to the reception hall.

RECEPTION HALL



Internal leaded window, ceiling light point, smoke alarm, contemporary radiator with thermostat, burglar alarm control pad, laminate wood strip flooring, telephone point, and spindled staircase to the first floor with built-in understairs storage cupboard. Glazed doors to living room, sitting room, kitchen/diner and door to the Cloakroom/WC.



CLOAKROOM/WC

1.68m x 0.86m (5'6" x 2'10")



White suite comprising: low level dual-flush WC and wall mounted wash hand basin with mixer tap and tiled splashback. Part-tiled walls, ceiling light point, hanging for cloaks, and tiled floor.

LIVING ROOM

5.82m x 3.20m (19'1" x 10'6")



Feature stone fireplace and hearth housing an enclosed remote controlled 'living flame' log-effect gas fire, picture rails, ceiling light point, two wall light points, contemporary radiator with thermostat. laminate wood effect strip flooring, and UPVC sliding patio doors to the rear garden.



SUMMER HOUSE/STORE

2.92m x 2.26m (9'7" x 7'5")



Located within the garden there is a recently erected summer house with two double glazed windows and double opening doors. Attached to the rear of the summer house is a useful store measuring 7'6" x 5'7"

DIRECTIONS

From Chester City centre proceed over the Grosvenor Bridge to the Overleigh roundabout and take the fifth exit into Curzon Park North. Then take the first turning left into Curzon Park South. Follow Curzon Park South and at the mini roundabout proceed straight across into Park Road West. Follow Park Road West and the property can be found after some distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENTS NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * There is a smart meter for the gas and electric.
- * There is a burglar alarm installed.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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



OUTSIDE REAR



To the rear the garden has been professionally landscaped with an extensive Indian stone flagged terrace, neatly laid lawn, shrubbery and well stocked borders with wooden sleeper edging. Outside sensor light and outside water tap.



SITTING ROOM

3.94m into bay x 3.07m (12'11" into bay x 10'1")



UPVC double glazed bay window overlooking the front with decorative coloured glass upper sections, contemporary tall radiator, moulded ceiling rose with light point, picture rails, woodblock parquet flooring, and chimney breast with contemporary 'hole-in-the wall' living flame log-effect enclosed remote controlled gas fire and decorative tiled hearth.

KITCHEN

4.83m x 2.74m (15'10" x 9')



Fitted with a modern range of white high gloss fronted base and

wall level units incorporating drawers, cupboards and a glazed cabinet with chrome handles and laminate wood effect worktops. Inset single bowl composite sink unit and drainer with brushed stainless steel mixer tap. Fitted four-ring Baumatic touch control ceramic hob with chimney style extractor above, built-in AEG electric double oven and grill, integrated fridge/freezer, dishwasher and washing machine. Wall tiling to work surface areas with concealed under-cupboard lighting, recessed ceiling spotlights, tiled floor, and UPVC double glazed window overlooking the rear garden. Open-plan to the dining area.



DINING/FAMILY AREA

6.40m x 2.34m (21' x 7'8")



Feature vaulted ceiling with four double glazed Velux roof lights, ceiling light point, recessed LED ceiling spotlights, UPVC double glazed window with leaded glass overlooking the front, tiled floor with underfloor heating, provision for wall mounted flat screen television, thermostatic heating controls, and UPVC double glazed French doors with double glazed side panels to the rear garden.



BEDROOM ONE

5.84m x 3.12m extending to 4.04m (19'2" x 10'3" extending to 13'3")



UPVC double glazed window overlooking the rear, contemporary radiator with thermostat, recessed ceiling spotlights, contemporary tall radiator, and laminate wood strip flooring. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

1.78m x 1.75m (5'10" x 5'9")



Well appointed and recently refitted suite in white with chrome style fittings comprising: shower cubicle with wet boarding, mixer shower, shower attachment, canopy style rain shower head, glazed shower screen and folding glazed door; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC. Part-tiled walls, tiled floor, chrome ladder style towel radiator with thermostat, illuminated wall mirror, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.



FIRST FLOOR LANDING



Spindle balustrade, UPVC double glazed window with obscured glass to side, ceiling light point, and laminate wood strip flooring. Wooden panelled doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM TWO

4.09m into bay x 3.15m into wardrobe (13'5" into bay x 10'4" into wardrobe)



Fitted with a range of bedroom furniture incorporating full height wardrobes to the length of one wall with hanging space, shelving and drawers. UPVC double glazed bay window overlooking the front, ceiling light point, picture rails, single radiator with thermostat, and laminate wood strip flooring.

BEDROOM THREE

2.72m x 2.11m (8'11" x 6'11")



Currently used as a workroom/study and fitted with a modern range of bedroom furniture incorporating full height wardrobes and desk with storage cupboards above. UPVC double glazed window with decorative coloured glass leaded upper section, single radiator, picture rails, ceiling light point, and laminate wood strip flooring.

FAMILY BATHROOM

2.74m max x 2.72m max (9' max x 8'11" max)



White suite with chrome style fittings comprising: shower bath with wall mounted mixer tap and Mira shower over; wash stand with wash hand basin, mixer tap, tiled splashback and storage shelf beneath; and low level dual-flush WC. Illuminated wall mirror, tiled floor, ceiling light point, access to boarded loft space with retractable aluminium ladder and light point, double radiator with thermostat, UPVC double glazed window with obscured glass, and built-in cupboard housing a Bosch combination condensing gas fired central heating boiler with linen store cupboard above.

OUTSIDE FRONT

To the front of the property there is an imprinted concrete block paved effect driveway with an established conifer hedge and wooden boundary fencing. Outside lantern style light. A gated pathway at the side provides access to the rear garden.

