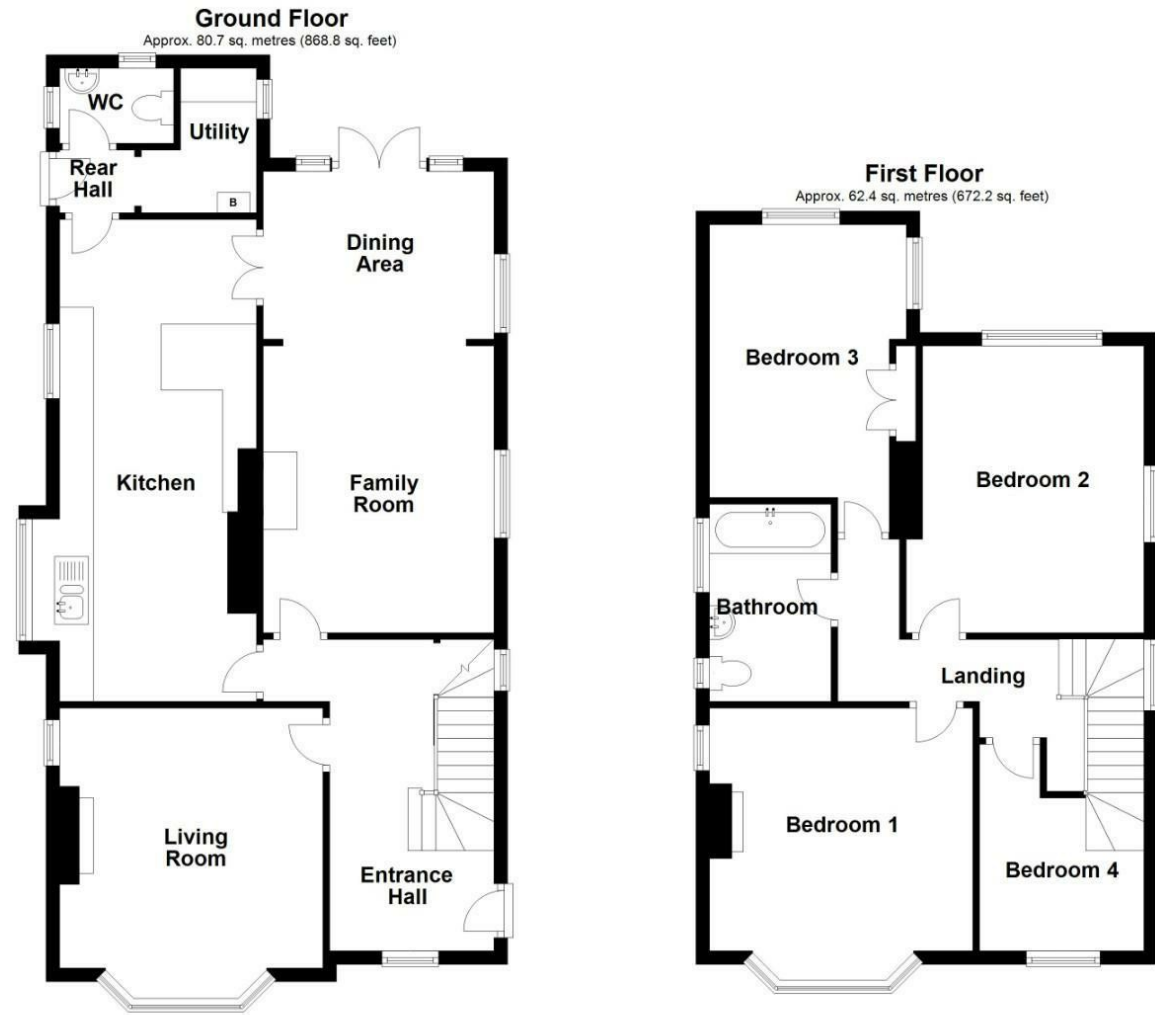
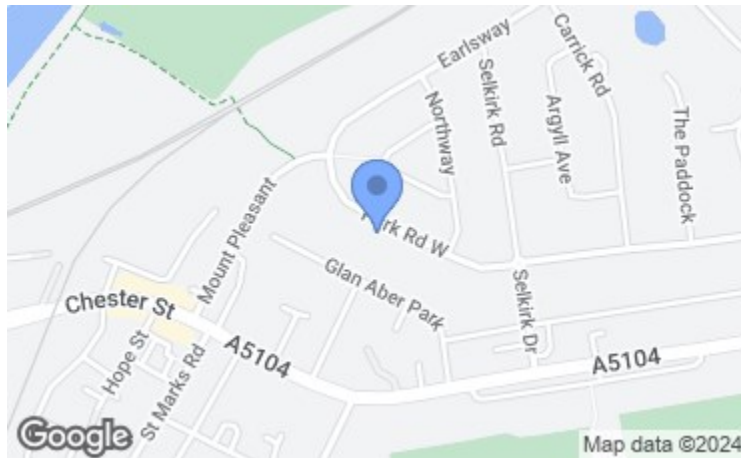


35 Park Road West, Curzon Park, Chester, CH4 8BQ



Total area: approx. 143.2 sq. metres (1541.0 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	76
(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	
England & Wales EU Directive 2002/91/EC	

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ESTATE AGENTS

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**35 Park Road West**  
Curzon Park, Chester,  
CH4 8BQ

**£599,950**

\* TREE LINED ROAD \* HIGHLY DESIRABLE AREA. An attractive 1930's four bedroom detached house located along a tree lined road in the desirable suburb of Curzon Park. The accommodation, which retains a wealth of character features, briefly comprises: reception hallway with wood strip flooring, leaded circular window, and spindled staircase, living room with bay window and cast-iron open fireplace with decorative tiled insert and hearth, modern fitted kitchen with a number of integrated appliances, family room/dining area with log burner and French doors to the rear garden, rear hall, downstairs WC, utility, landing, four good sized bedrooms and a well appointed bathroom. The property benefits from gas fired central heating. To the outside there is a lawned garden at the front with mature beech hedge and a block paved driveway leading to double opening wooden gates and further parking. To the rear there is an enclosed lawned garden and patio with mature shrubbery and trees which enjoys a sunny aspect. Located within the garden there is a detached workshop/garage. There is no onward chain involved in the sale of this property.

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.

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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:****STORM PORCH**

Outside lantern style light and wooden panelled entrance door with decorative coloured glass leaded insert to the entrance hall.

**ENTRANCE HALL**

4.62m x 2.44m overall (15'2" x 8' overall)



Circular leaded window with decorative coloured glass, double radiator with thermostat, plate racks, smoke alarm, ceiling light point, exposed wood strip flooring, turned spindled staircase to the first floor, and built-in understairs storage cupboard with leaded window, hanging for cloaks, electric meter and electrical consumer board, burglar alarm control pad and wall light point. Doors to the living room, dining/family room and breakfast kitchen.

**WORKSHOP/GARAGE**

To the rear there is also a useful detached workshop/garage with double opening wooden doors.

**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 left hand side.

**TENURE**

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

**COUNCIL TAX**

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

**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 FOUR

2.46m x 2.34m plus door recess (8'1" x 7'8" plus door recess)



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, telephone point, and fitted shelving.

### BATHROOM

2.92m x 1.78m (9'7" x 5'10")



White suite with chrome style fittings comprising: bath with wall mounted mixer tap, shower over and folding glazed shower screen; wall mounted wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, tiled floor, chrome ladder style towel radiator, recessed ceiling spotlights, extractor, and two UPVC double glazed windows with obscured glass.

### OUTSIDE FRONT

To the front of the property there is a lawned garden with a block paved path being enclosed by wooden fencing and mature beech hedging. External gas meter cupboard to side.

A gated gravelled pathway to the left side of the house provides access to the rear garden. A block paved driveway extends to the right hand side with double opening wooden gates onto a further parking area.

### OUTSIDE REAR



To the rear there is a lawned garden with Indian stone flagged patio being enclosed by wooden fencing with mature shrubbery and trees. External double power point, outside lantern style light and outside water tap.



### LIVING ROOM

4.27m into bay x 3.94m (14' into bay x 12'11")



UPVC double glazed bay window overlooking the front, decorative cast-iron fireplace with tiled insert, heart and open grate, built-in storage cupboards to each side of the chimney, feature circular leaded window with coloured glass, moulded ceiling with ceiling rose and light point, picture rails, and single radiator,

### BREAKFAST KITCHEN

7.14m x 2.92m (23'5" x 9'7")



Fitted with a comprehensive range of cream high gloss fronted base and wall level units incorporating drawers, cupboards, a glazed cabinet and pull-out larder unit with laminate granite effect worktops incorporating a small breakfast bar area. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring electric touch control ceramic hob with splashback and extractor above, built-in electric double oven and grill, integrated Whirlpool microwave, fridge/freezer and dishwasher.

Recessed LED ceiling spotlights, double radiator with thermostat, single radiator with thermostat, tiled floor, and two UPVC double glazed windows to the side. Double opening glazed doors to the dining area and door to the rear hall.



### DINING/FAMILY ROOM



### FAMILY ROOM

4.24m x 3.43m (13'11" x 11'3")



Moulded ceiling with ceiling light point, UPVC double glazed window to side, double radiator with thermostat, two TV aerial points, and chimney breast with recessed fireplace and slate hearth housing an AGA cast-iron log burner. Opening to dining area.

### DINING AREA

3.28m x 2.44m (10'9" x 8')



Coved ceiling, ceiling light point, telephone Openreach master socket, UPVC double glazed window to the side, double radiator with thermostat, laminate wood strip flooring, and double glazed French doors to rear garden.

### REAR HALL

1.12m x 0.86m (3'8" x 2'10")

Tiled floor and UPVC double glazed door to outside. Opening to the utility room, and door to the downstairs WC.

### DOWNSTAIRS WC

1.70m x 0.97m (5'7" x 3'2")



Comprising: low level WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap. Tiled walls, ceiling light point, tiled floor, ladder style towel radiator, and two UPVC double glazed windows with obscured glass.

### UTILITY

1.96m x 1.27m plus recess (6'5" x 4'2" plus recess)



Fitted worktop with plumbing and space for washing machine beneath, two wall shelves, wall light point, wall mounted Worcester combination condensing gas fired central heating boiler, central heating and hot water controls, tiled floor, and UPVC double glazed window with obscured glass.

### FIRST FLOOR LANDING



Decorative leaded window on the half landing, spindled balustrade, ceiling light point, smoke alarm, and access to loft space with retractable ladder and glazed roof light. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

### BEDROOM ONE

4.42m into bay x 3.96m (14'6" into bay x 13')



UPVC double glazed bay window overlooking the front, UPVC double glazed window to the side, picture rails, ceiling light point, and decorative cast-iron fireplace.

### BEDROOM TWO

4.27m x 3.33m plus recess (14' x 10'11" plus recess)



UPVC double glazed window overlooking the rear, UPVC double glazed window to side, single radiator with thermostat, ceiling light point, picture rails, and decorative cast-iron fireplace.

### BEDROOM THREE

4.06m x 2.74m plus recess (13'4" x 9' plus recess)



UPVC double glazed window overlooking the rear, UPVC double glazed window to side, picture rails, ceiling light point, double radiator with thermostat, and built-in cupboard with slatted shelving and storage cupboard above.