

33 Curzon Park North, Curzon Park, Chester, CH4 8AP

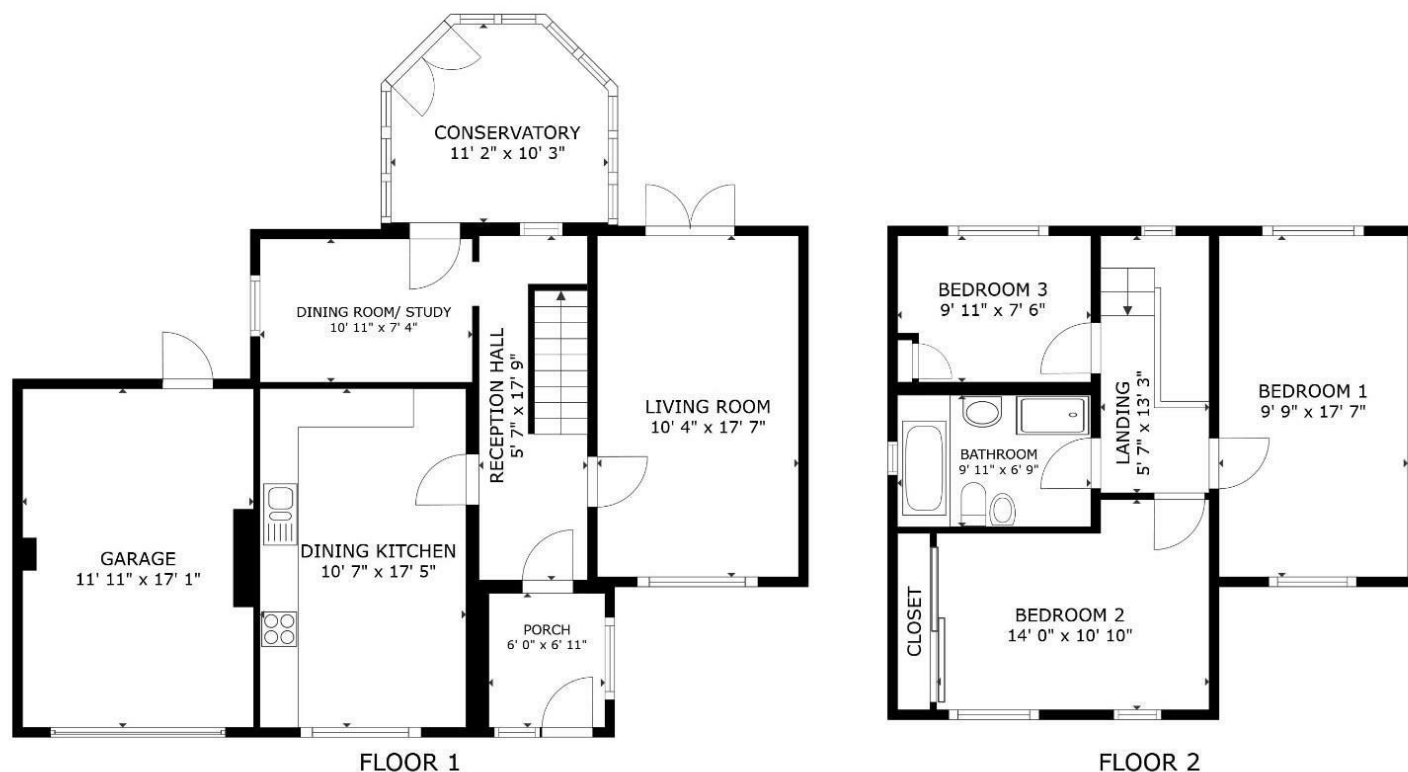
**Cavendish**  
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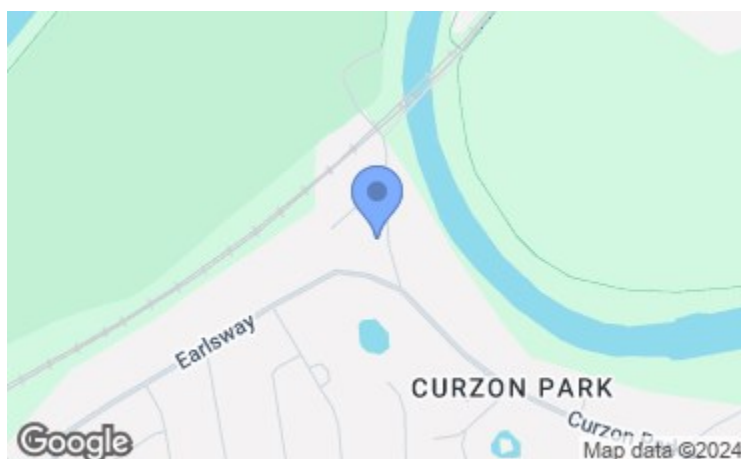
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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



GROSS INTERNAL AREA  
FLOOR 1 738 sq.ft. FLOOR 2 571 sq.ft.  
EXCLUDED AREAS : GARAGE 207 sq.ft.  
TOTAL : 1,309 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	83
(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	81
(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	

**33 Curzon Park North**  
Curzon Park, Chester,  
CH4 8AP

**£425,000**

\* DESIRABLE POSITION ALONG CURZON PARK NORTH \* WESTERLY FACING REAR GARDEN. A three bedroom semi-detached house located 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 briefly comprises: entrance porch, reception hallway with spindled staircase, dual-aspect living room with French doors to the rear garden, breakfast kitchen, dining room/study, UPVC double glazed conservatory, landing, bedroom one with windows overlooking both front and rear, bedroom two with fitted wardrobes, bedroom three and bathroom with separate shower. The property benefits from UPVC double glazed windows and has gas fired central heating with a Worcester combination condensing boiler. Externally there is a block paved driveway at the front leading to a larger than average single garage at the side. To the rear there is a good size lawned garden with wooden sleeper edging, deep well stocked barked shrub borders and a block paved patio area. The garden is fully enclosed and enjoys a westerly aspect.

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:****PORCH**

1.70m x 1.55m (5'7" x 5'1")



UPVC double glazed entrance door with full height double glazed side window and letterbox, UPVC double glazed side window, painted brickwork, tiled floor, ceiling light point, and UPVC double glazed door to the reception hall.

**RECEPTION HALL**

5.08m x 1.65m (16'8" x 5'5")



Double radiator with thermostat, ceiling light point, single glazed internal window into the conservatory, and spindled staircase to the first floor. Doors to the living room and dining kitchen, and doorway opening to the dining room/study.

**LIVING ROOM**

5.08m x 2.95m (16'8" x 9'8")



UPVC double glazed window overlooking the front, UPVC double glazed French doors to the rear garden, two double radiators with thermostats, four wall light points, telephone point, and TV aerial point.

viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

#### 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.

#### 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

#### DINING KITCHEN

4.78m x 2.90m (15'8" x 9'6")



Fitted with a modern range of base units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring Hotpoint ceramic electric hob and built-in Hotpoint electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, and integrated fridge/freezer. Recessed LED ceiling lights, double radiator with thermostat, space for dining table and chairs, TV aerial point, and UPVC double glazed window overlooking the front.

#### DINING ROOM/STUDY

2.90m x 2.08m (9'6" x 6'10")



UPVC double glazed window to side, single radiator with thermostat, recessed LED ceiling spotlights, electrical consumer board, electric meter, laminate wood strip flooring, and UPVC double glazed door to the conservatory.

#### CONSERVATORY

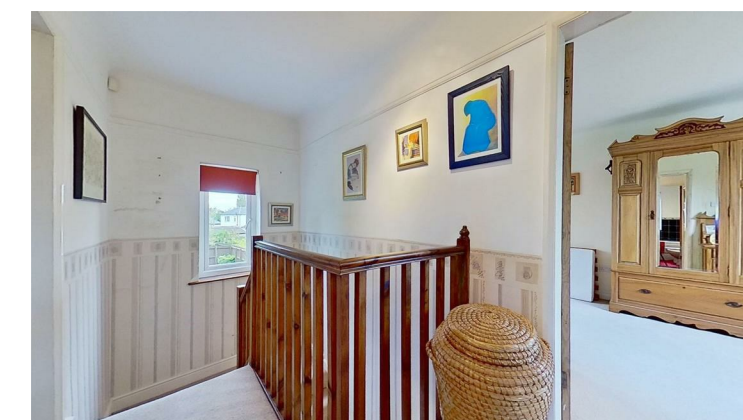
2.97m x 2.77m (9'9" x 9'1")



UPVC double glazed conservatory with a pitched polycarbonate roof, tiled floor, double radiator with thermostat, and UPVC double glazed French doors to the garden.

#### LANDING

3.81m x 1.63m overall (12'6" x 5'4" overall)



Spindled balustrade, UPVC double glazed window to rear, picture rails, access to loft space, ceiling light point, and smoke alarm. Doors to bedroom one, bedroom two, bedroom three and bathroom.

### BEDROOM ONE

5.08m x 2.95m (16'8" x 9'8")



Dual-aspect bedroom with UPVC double glazed windows overlooking the front and rear, two double radiators with thermostats, and four wall light points.

### BEDROOM TWO

4.70m into wardrobe x 3.12m narrowing to 2.67m (15'5" into wardrobe x 10'3" narrowing to 8'9")



Two UPVC double glazed windows overlooking Curzon Park North at the front, recessed LED ceiling spotlights, picture rails, double radiator, and full height fitted wardrobe with two sliding mirrored doors having hanging space and shelving.

### BEDROOM THREE

2.92m x 2.13m (9'7" x 7')



UPVC double glazed window enjoying views over the rear garden, ceiling light point, single radiator with thermostat, and built-in cupboard housing a Worcester Greenstar condensing combination gas fired central heating boiler.

### BATHROOM

2.90m x 2.03m (9'6" x 6'8")



White suite with chrome style fittings comprising: panelled bath with mixer tap; pedestal wash hand basin with mixer tap; low level WC; bidet; and a tiled shower enclosure with Mira shower, glazed shower screens and sliding glazed door. Part-tiled walls, fitted wall mirror, chrome ladder style towel radiator, recessed LED ceiling spotlights extractor, and UPVC double glazed window with obscured glass.

### OUTSIDE FRONT

The property is located along Curzon Park North within Curzon Park. To the front there is an extensive block paved driveway area with brick pillars and laurel hedge.

### SINGLE GARAGE

5.21m x 3.63m max (17'1" x 11'11" max)

Larger than average single garage with up and over garage door, fluorescent strip lighting, power, cold water tap, gas meter, and rear personal door.

### OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and enjoying a westerly aspect. The garden is laid mainly to lawn with wooden sleeper upright edging, deep barked borders with shrubbery and trees, and a brick paved patio area. The garden is fully enclosed by wooden fencing and brick wall, outside lantern style light.



### DIRECTIONS

From Chester City centre proceed over the Grosvenor Bridge to the Overleigh roundabout and take the fifth exit into Curzon Park North. Follow the road into Curzon Park and along Curzon Park North. At the bend in the road with Earlsway, turn right which is a continuation of Curzon Park North and 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 D - Cheshire West and Chester.

### 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.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be