

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

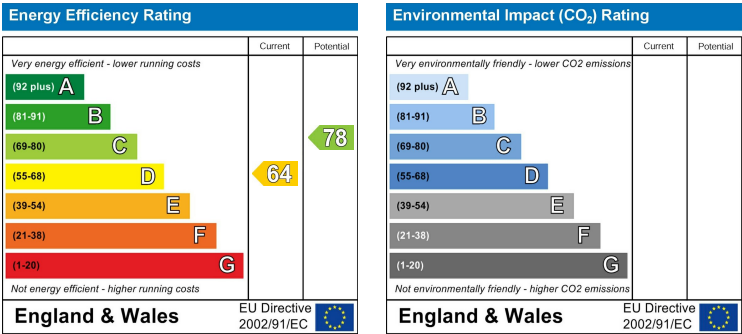
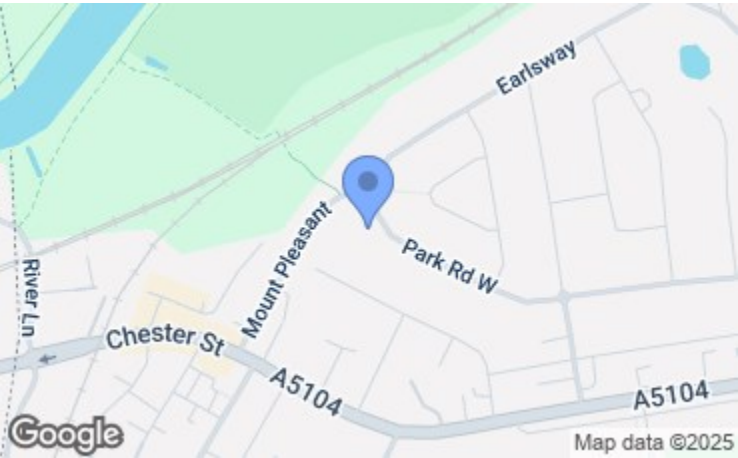
Cavendish
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53 Park Road West
Curzon Park, Chester,
CH4 8BQ

Price
£525,000

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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* SET ALONG A BEAUTIFUL TREE LINED ROAD WITH LARGE REAR GARDEN * An attractive three bedroom semi-detached house located along a tree lined road in the desirable suburb of Curzon Park. The accommodation, which has been extended at the rear, briefly comprises: entrance porch, downstairs WC, entrance hallway, living room with cast-iron log burner, sitting room with bay window overlooking the front, dining room with feature part-vaulted ceiling and French doors to the rear garden, fitted kitchen, landing, three bedrooms and bathroom with shower bath. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is an enclosed garden at the front with decorative stone and shrubbery with a gated tarmac driveway extending to the side. To the rear the garden is of a larger than average size and laid mainly to lawn with Indian stone flagged terrace, mature shrubs and trees. At the top of the garden there is a separate wild garden. Viewing highly recommended.

LOCATION

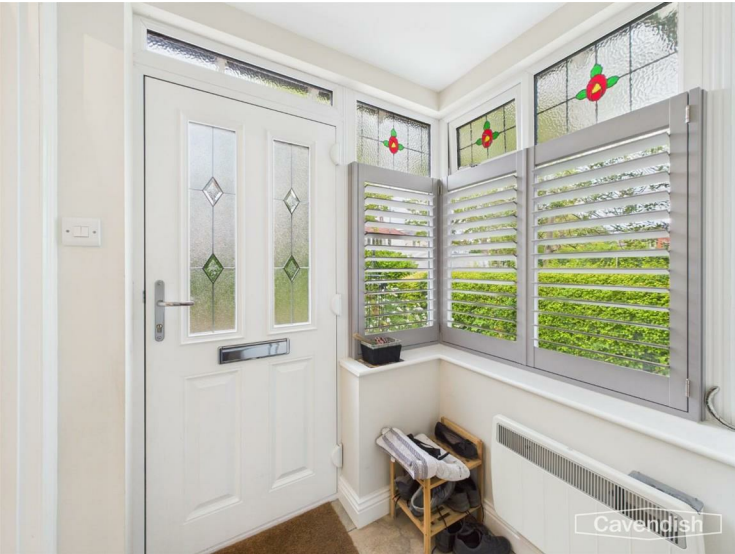


Curzon Park adjoins the south banks of the River Dee and was first laid out in the 19th Century. It is situated next to the Grosvenor Bridge and is well known for having some of the city's largest and most prestigious residences. Curzon Park also houses the Chester Golf Club and is also conveniently 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:

ENTRANCE PORCH

1.57m x 1.42m (5'2" x 4'8")



Double glazed composite entrance door, UPVC double glazed windows with decorative leaded upper sections and shutters, wall mounted electric heater, and tiled floor. Door to the downstairs WC, and composite door with double glazed insert to the entrance hall.

DOWNSTAIRS WC

1.75m x 1.42m (5'9" x 4'8")



Comprising: low level dual flush WC with concealed cistern and worktop with wash hand basin, mixer tap and storage cupboard beneath. Tiled floor, extractor, ceiling light point, chrome ladder style towel radiator.

ENTRANCE HALL

Ceiling light point, smoke alarm, double radiator, thermostatic



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 D - Cheshire West and Chester.

AGENT'S NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The Aga oven is available by separate negotiation.
- * Planning Permission was approved on 22 May 2018 for a rear first floor bedroom extension, bedroom into an en suite and single storey front porch and WC extension. Reference 17/02935/PAP. Please note that the single storey front porch, WC extension has already been completed.
- * The property is on a water meter.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to

satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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.

*EXTRA SERVICES - REFERRALS

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.

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 is a particular feature being of a larger than average size and laid to lawn with Indian stone flagged terrace being enclosed by wooden fencing, attractive brick wall and hedging with mature shrubs and trees. Large storage shed, outside lantern style lighting, outside water tap. Towards the bottom of the garden there is a flagged patio and an area of decorative stone with rockery and wooden sleeper edging. There is an additional area with silver birch tree, willow tree and composting area and garden shed. At the bottom of the garden there is a wild garden.



heating controls, turned spindled staircase to the first floor with useful understairs storage area. Doors to sitting room and living room.

SITTING ROOM

4.47m into bay x 3.58m max (14'8" into bay x 11'9" max)



UPVC double glazed bay window with decorative coloured glass upper sections and shutters overlooking the front, double radiator, ceiling light point, chimney breast with fitted gas fire, fireplace surround and built-in storage cupboard with cupboard above housing the hot water cylinder. Door leading through to the kitchen.

LIVING ROOM

3.91m x 3.18m (12'10" x 10'5")



Fireplace housing a cast iron log burner with slate hearth and

fireplace surround, UPVC double glazed window to the side, ceiling light point, double radiator with thermostat, laminate wood strip flooring. Opening to dining room.



DINING ROOM

3.66m x 3.33m (12' x 10'11")



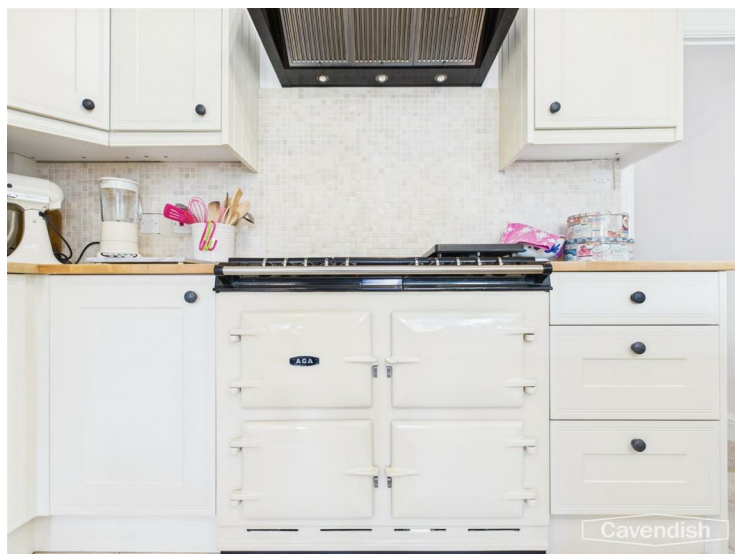
High part vaulted ceiling with ceiling light point with dimmer switch control, laminate wood strip flooring, UPVC double glazed double opening French doors with double glazed side windows, window lights above and shutters. Door to kitchen.

KITCHEN

3.96m x 3.56m overall (13' x 11'8" overall)



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with wooden worktops. Inset single bowl ceramic sink unit and drainer with chrome mixer tap, wall tiling to work surface areas, free-standing Aga oven with six ring gas hob, electric grill and three ovens with Aga extractor above, double radiator, plumbing and space for washing machine, space for tall fridge/freezer, three ceiling light points, tiled floor, UPVC double glazed window overlooking the rear garden, UPVC double glazed door to outside.



FIRST FLOOR LANDING



Spindled balustrade, ceiling light point, smoke alarm, access to loft space, and UPVC double glazed window overlooking the front. Doors to bedroom one, bedroom two, bedroom three, and bi-folding door to the bathroom.

BEDROOM ONE

3.56m x 3.23m (11'8" x 10'7")



UPVC double glazed window overlooking the rear, single radiator with thermostat, and ceiling light point.

BEDROOM TWO

3.58m max x 2.51m (11'9" max x 8'3")



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

BEDROOM THREE

3.23m x 2.31m (10'7" x 7'7")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

BATHROOM

2.03m x 1.50m (6'8" x 4'11")



White suite with chrome style fittings comprising; shower bath with Triton electric shower and curved glazed shower screen; low level dual-flush WC; and pedestal wash hand basin. Wall tiling to bath and shower area, part-wooden panelled walls, single radiator with thermostat, vinyl floor covering, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property is located along a tree lined road within Curzon Park. To the front there is an enclosed garden with decorative stone and shrubbery, and a tarmac driveway with five-bar wooden gate. Exterior lighting, outside water tap, and external gas meter cupboard. A wooden gate at the top of the driveway provides access to the rear garden.