

6 Abbots Park, Chester, CH1 4AN

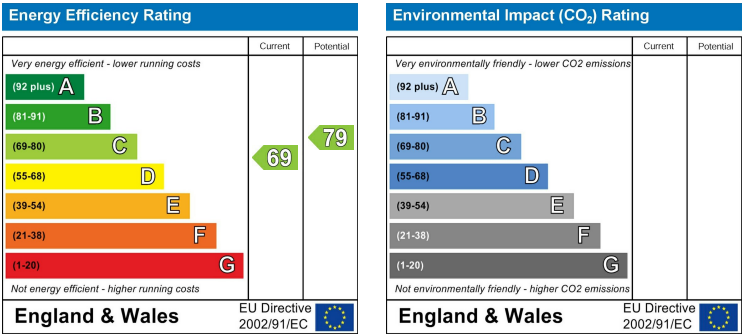
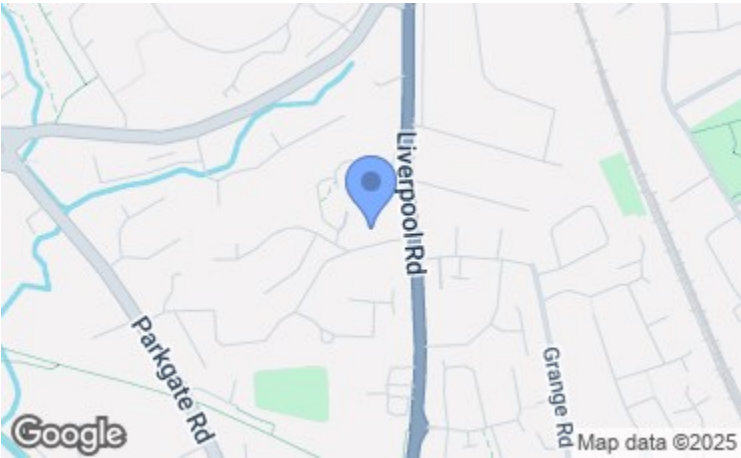
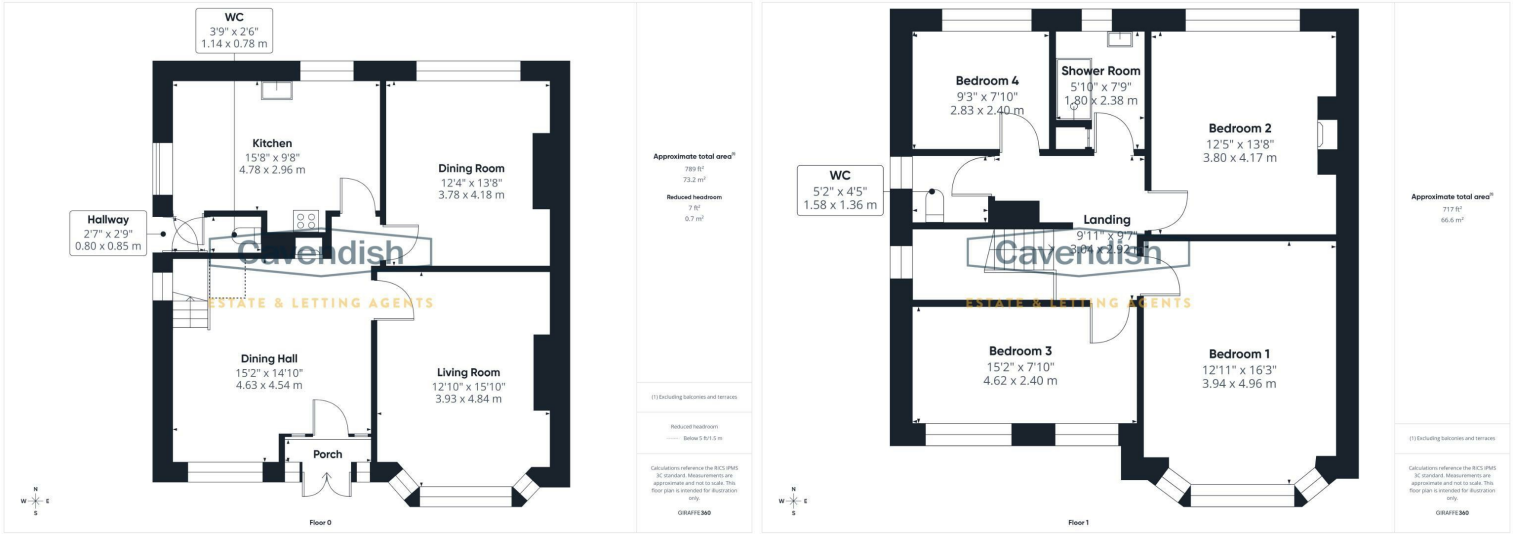
Cavendish  
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**6 Abbots Park**  
Chester,  
CH1 4AN

**Price**  
**£500,000**

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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\*\* DESIRABLE TREE-LINED LOCATION – SPACIOUS 1930s SEMI-DETACHED HOME \*\*

Situated on a sought-after tree-lined road just off Liverpool Road, and within easy walking distance of the city centre, this attractive four-bedroom 1930s semi-detached house offers generous accommodation with excellent potential for further enhancement. The property features an entrance porch leading into an impressive dining hall with a decorative brick fireplace, woodblock parquet flooring, and a spindled staircase. The bright living room enjoys a bay window to the front, a marble fireplace and fitted gas fire, while a separate dining room overlooks the rear garden. A fitted kitchen, side hall and downstairs WC complete the ground floor. To the first floor, a spacious landing gives access to four bedrooms. Bedroom one offers fitted furniture and a front-facing bay window; bedroom two features an original tiled fireplace; bedroom three includes fitted wardrobes and dual-front windows; and bedroom four provides additional versatility. There is also a modern shower room and a separate WC. The property benefits from gas central heating. Externally, the front offers a lawned garden with shrub and rose borders, along with a block-paved driveway and double-opening metal gates leading to a timber single garage. The rear garden is laid to lawn with mature shrubs, an ornamental pond, and a mature apple tree. Offered for sale with no onward chain.



## LOCATION



The property occupies a sought-after residential position within easy reach of Chester's historic city centre. The location offers a tranquil suburban setting characterised by attractive homes and mature greenery, while still benefiting from excellent access to local amenities, well-regarded schools, and leisure facilities. Chester's notable landmarks—including the Roman walls, the River Dee, and an array of boutiques and restaurants—are conveniently close by, and strong transport links provide straightforward connections to surrounding areas and major routes. This desirable address combines peaceful living with exceptional convenience.

## THE ACCOMMODATION COMPRISES:

## ENTRANCE PORCH

1.88m x 0.66m (6'2" x 2'2")

UPVC double glazed double opening entrance doors with double glazed side panels and letterbox, ceiling light point, and herringbone tiled floor. Wooden panelled door with decorative leaded inserts and leaded side panels to the dining hall.

## DINING HALL



Secondary glazed leaded window overlooking the front, two ceiling light points, plate racks, built-in cupboard housing the electric meter, double radiator, woodblock parquet flooring, decorative brick fireplace and hearth, and turned spindled staircase to the first floor. Wooden panelled doors to the living room, dining room and kitchen.



## DIRECTIONS

From the Agent's Chester office proceed to the bottom of Grosvenor Street and at the roundabout turn right onto Nicholas Street. Continue through the traffic lights onto St. Martin's Way and at the Fountains roundabout take the first exit onto the A540 Parkgate Road. At the George & Dragon Public House bear right and then immediately left onto the Liverpool Road. Continue straight across the two mini roundabouts and at the traffic lights turn left into Abbots Park. The property will then be found after a short distance on the right 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.

## AGENT'S NOTES

\* Services - we understand that mains gas, electricity, water and drainage are connected.

\* 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





#### SINGLE GARAGE

4.75m x 3.05m (15'7" x 10')



Timber built garage with double opening wooden doors, power and light.

#### OUTSIDE REAR



To the rear there is a lawned garden with shrubbery, ornamental pond and mature apple tree being enclosed by fencing. Outside water tap, and outside light.

#### LIVING ROOM

4.85m into bay x 3.94m (15'11" into bay x 12'11")



Secondary glazed leaded bay window overlooking the front, double radiator with thermostat, deep coved ceiling, ceiling light point, woodblock parquet flooring, and chimney breast with marble fireplace and hearth housing a fitted gas fire.

#### DINING ROOM



UPVC double glazed window overlooking the rear garden, deep coved ceiling, ceiling light point, double radiator, and chimney breast with composite stone fireplace and hearth and fitted gas fire.

#### KITCHEN

4.78m max x 2.92m extending to 3.51m (15'8" max x 9'7" extending to 11'6")



Fitted with a range of solid oak fronted base and wall level units incorporating drawers, cupboards and glazed cabinets with granite worktops. Single bowl stainless steel sink unit and drainer. Space for gas cooker, plumbing and space for washing machine, space for fridge and freezer, wall mounted Worcester 28 CDI combination condensing gas fired central heating boiler, two ceiling light points, vinyl floor covering, double radiator, UPVC double glazed window to side, and UPVC double glazed window overlooking the rear garden. Doorway opening to the side hall.

#### SIDE HALL

0.81m x 0.79m (2'8" x 2'7")

With vinyl floor covering. Door to the downstairs WC and UPVC double glazed door to outside.

#### DOWNSTAIRS WC

1.24m x 0.74m (4'1" x 2'5")

High flush WC, wooden panelled walls and ceiling, vinyl floor covering, cold water stop tap, and ceiling light point.



LANDING



Ceiling light point, and smoke alarm. Wooden panelled doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room and separate WC.

BEDROOM ONE

4.95m into bay x 3.91m max (16'3" into bay x 12'10" max)



Fitted with a modern range of bedroom furniture incorporating two double wardrobes and a triple wardrobe with hanging space and shelving, leaded glazed bay window overlooking the front, two ceiling light points, picture rails, and double radiator.

BEDROOM TWO

4.22m x 3.76m (13'10" x 12'4")



UPVC double glazed window overlooking the rear, two ceiling light points, picture rails, double radiator, and original tiled fireplace and hearth.

BEDROOM THREE

4.65m x 2.39m (15'3" x 7'10")



Two fitted double wardrobes with hanging space and shelving, two leaded windows overlooking the front, ceiling light point, picture rails, and single radiator.

BEDROOM FOUR

2.84m x 2.39m (9'4" x 7'10")



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

SHOWER ROOM

2.41m x 1.78m (7'11" x 5'10")



Modern wet shower room comprising: walk-in wet shower with Triton mixer shower and glazed shower screen; and pedestal wash hand basin. Tiled walls, wet flooring, single radiator, fitted wall mirror, mirror fronted medicine cabinet, ceiling light point, access to loft space with retractable aluminium ladder, built-in linen cupboard, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.60m x 1.37m (5'3" x 4'6")



Low level WC, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property is located along a tree lined road and occupies a generous size plot. To the front there is a lawned garden with stocked borders and a gated block paved driveway which extends to the side and leads to a detached single garage.