



53

53

53 EGERTON STREET

53 EGERTON STREET

CHESTER, CH1 3ND

Beautifully appointment with a fusion of period charm and contemporary flair- a wonderful four-bedroom house with garage parking and an independent annexe situated in the heart of the city a stone's throw from the canal.

This Grade II listed Georgian property, situated within a conservation area has been lovingly restored and updated by it's current owner and now offers a stylish residence replete with an abundance of features and generous accommodation, arranged over four stories. Offered to the market with No Onward Chain, this immaculate townhouse represents the pinnacle of city centre living.

Upon entering the property from Egerton Street the vestibule quickly gives way to the hallway which affords access to the ground floor accommodation. The cosy living room has a sense of grandeur by virtue of its fitted furniture, panelled walls, and high ceilings. This theme continues into the open plan kitchen, dining and living room where the same luxurious tone set by the panelling and contemporary fixtures is further elevated by the light and spacious space in which it sits. The large doors and windows to the rear elevation along with the distinctive lantern light above the island offer the space an impressive amount of natural light and set off the extensive and well-appointed kitchen. Sitting just off the kitchen is the utility room and WC.

At first floor level sit bedrooms one and three as well as the family shower room. The first bedroom has a host of features with a wonderful fitted bedhead dramatically flanked by matching mirrors. The third bedroom has extensive storage and both rooms are serviced by the exceptionally well appointed shower room.



On the second floor the second bedroom is of an impressive scale with the fourth bedroom currently set up as a dressing room. These bedrooms have the use of a well-appointed bathroom with five piece suite.

Below the ground floor the cellar provides further accommodation, currently laid out as a cinema and storage room the versatility of this area gives a broad spectrum of potential uses.

To the rear of the house a hard landscaped courtyard is ideally suited to hosting alfresco dining whilst also providing access to the garage and annexe above. The independent annexe with its kitchenette and W.C. could be used as an home office, extra living space or even storage. The garage is ample big enough for a vehicle and also allows pedestrian access on to the lane at the rear.

LOCATION

Egerton Street is perfectly situated near the Shropshire Union Canal and within easy walking distance of Chester city centre and Chester railway station. Chester city centre boasts a variety of shops, restaurants catering to every palate, cinemas, a theatre and numerous leisure facilities from public baths to private gyms. The River Dee, flowing to the south of the city, provides scenic walks, boating opportunities, and other recreational activities. Nearby Grosvenor Park offers additional green spaces for relaxation.

Chester has excellent road and rail communications with the M56 and M53 located within 4 miles of the city providing direct access to Manchester and Liverpool respectively, and the train station 1 mile from the city centre providing direct trains to London Euston and onward connections to the national rail network.



PORCH

Ceiling mounted light fitting, coved ceiling, obscured glass window above timber door, fitted mat well, Crittall style glaze door leading to entrance hall.

ENTRANCE HALLWAY

Partially clad walls, recessed spotlights to ceiling, coved ceiling, wall mounted light fitting, ceiling mounted light fitting, double panel radiator, engineered timber floor. Door's to living room, open plan kitchen dining and sitting room. Staircase down to the cinema room and storage and Staircase rising to the upper floors.

LIVING ROOM - 14" x 11'1"

Front aspect timber sash window, double panel radiator, ceiling mounted light fitting, inbuilt timber television housing with provisions for wall mounted tv, fitted mirrors to either side of projected breast, recessed spotlights to ceiling, engineered timber floor.

OPEN PLAN LIVING KITCHEN DINING ROOM - 28'3" x 12'10" max

Large open plan space with rear aspect Crittall style windows onto courtyard to rear, lantern light above island, recessed spotlights to ceiling, ceiling mounted light fitting, a range of modern 'shaker style' kitchen units with granite preparation surface and matching tall up stands and eyelevel shelving, double ceramic sink with mixer tap, integrated dishwasher, wine cooler, two electric ovens, integrated fridge, integrated freezer, large central island with four ring induction hob and built in extractor, large seating overhang, four wall mounted light fittings double panel radiator, glass fronted contemporary style fireplace with tiled wall and matching mirrors to either side, partially timber clad walls, ceiling cornice, engineered timber floor. Door to utility.

UTILITY ROOM - 5" x 5'1"

Fitted cupboards, space for washing machine, continuation of the engineered timber floor, spotlights to ceiling, door to WC.

WC - 6'9" x 3'4"

Rear aspect timber framed window, recessed spotlights to ceiling, extractor fan, single panel radiator, engineered timber floor, WC with concealed cistern, wall mounted wash hand basin with mixer tap the tiled splash back.

FIRST FLOOR LANDING - 14'10" x 6'3"

Ceiling mounted light, coved ceiling, double panel radiator, engineered timber floor. Doors to bedrooms one, bedroom three, family shower room and stairs rising to second floor.

BEDROOM ONE - 14'5" x 14'1"

Front aspect secondary glazed timber framed sash window, ceiling mounted light fitting, coved ceiling with LED light fittings, fitted tall bed head with timber framed mirrors to either side, timber clad walls, fitted wardrobe furniture with lighting and space for television.

BEDROOM THREE - 12'9" x 10'10"

Rear aspect timber framed sash window, recessed spotlights to ceiling, two fitted wardrobes, hanging rail, double panel radiator.

FAMILY SHOWER ROOM - 12'9" x 4'3"

Recessed spotlights to ceiling, extractor fan, fully enclosed shower unit, WC with concealed cistern, wall mounted wash hand basin with mixer tap, ladder style radiator, partially timber clad wall.



SECOND FLOOR LANDING - 14'10" x 6'3"

Double panel radiator, recessed spotlights to ceiling, loft access hatch, doors to bedrooms two, bedroom four and bathroom.

BEDROOM TWO - 14'11" x 13'2"

Two front aspect Velux windows, recessed spotlights to ceiling, partially panelled walls, fitted wardrobes, double panelled radiator.

BEDROOM FOUR - 11'11" x 9'5" max

Currently fitted as dressing room with rear aspect Velux window, fitter shelving, fitted wardrobe, semi recessed spotlights to ceiling, single panel radiator.

BATHROOM 11'11" x 6'3" max

Rear aspect Velux window, semi recessed spotlights to ceiling, panelled bath with mixer tap, wash hand basin set on vanity unit with mixer tap and splash back, low-level WC, tiled shower enclosure with fitted shower screens and electric shower unit, extractor fan, ladder style radiator.

CELLAR - 14' 7" x 6' 2"

Stairs down to lobby area with storage space and recessed spotlights to ceiling. Door to cinema and store.

CINEMA - 14' 7" x 13' 7"

Period style radiator, wall mounted light frames, space for television, three wall mounted light fittings, extractor fan.

STORAGE ROOM - 14' 7" x 12' 3" reduced head height

A large room with limited head height, lighting, radiator.

STUDIO APARTMENT - 17'11" x 17'5" max

A newer addition to the property is this detached double garage with a good-sized studio apartment above. The studio apartment is accessed independently to the main property.

Detailed accommodation:

A wooden door with silver door furniture through to a staircase giving access to the first floor. The annex is one large open space with five Velux windows, electrical power points, aerial point with provisions for wall mounted television, radiator. The kitchenette is made up of low-level high gloss units with granite effect laminated work surfaces. Insert single bowl stainless steel sink unit and drainer with chrome taps. Space for two white goods.

SHOWER ROOM - 6'1" x 5'3"

A well-appointed three-piece suite in white with chrome style fittings comprising: shower with sliding shower doors, pedestal wash hand basin with mixer taps, low level WC with dual flush, recess ceiling spotlight, tile effect flooring and wall mounted pool cord vent

DOUBLE GARAGE - 17'11" x 17'5" max

With electric up and over garage doors with central pedestrian access door, ceiling light points, wall lights, wooden pedestrian door through to the rear courtyard. wall mounted Aqua .3 unvented water heater, wall mounted electrical consumer unit and window with obscured glass.

EXTERNALLY

Large paved patio that is fully enclosed.



TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band C - Cheshire West and Chester

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- The property is currently run as a full time 'Holiday Home'. Whilst this is not being sold as a growing concern, contact a team member for more information.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



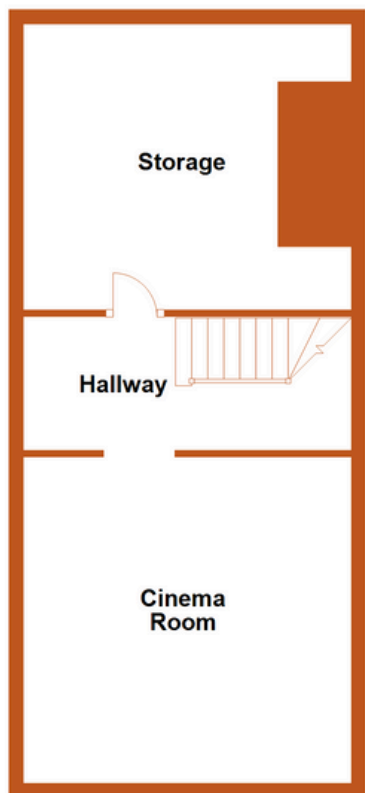
Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



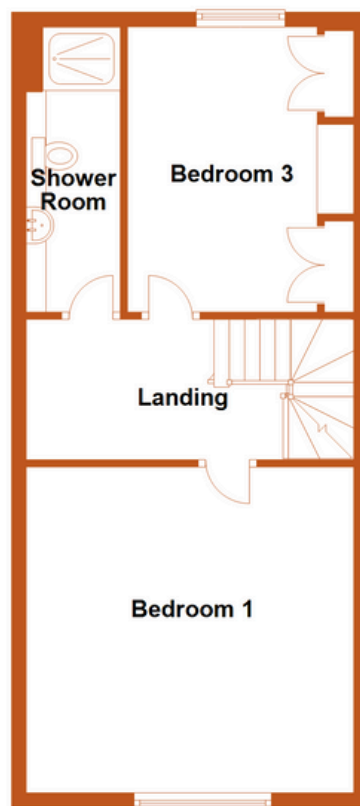
Basement

Approx. 46.4 sq. metres (499.6 sq. feet)



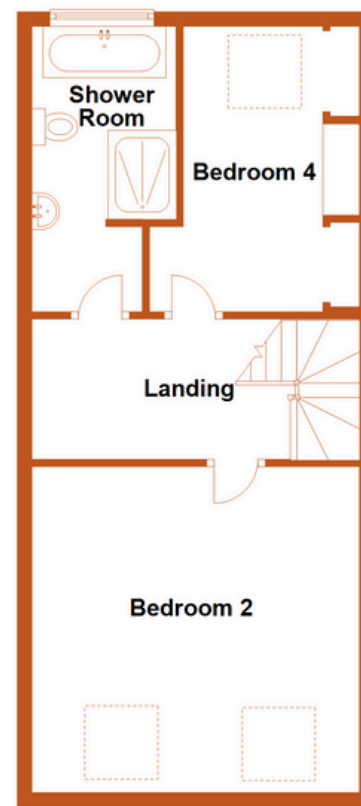
First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Second Floor

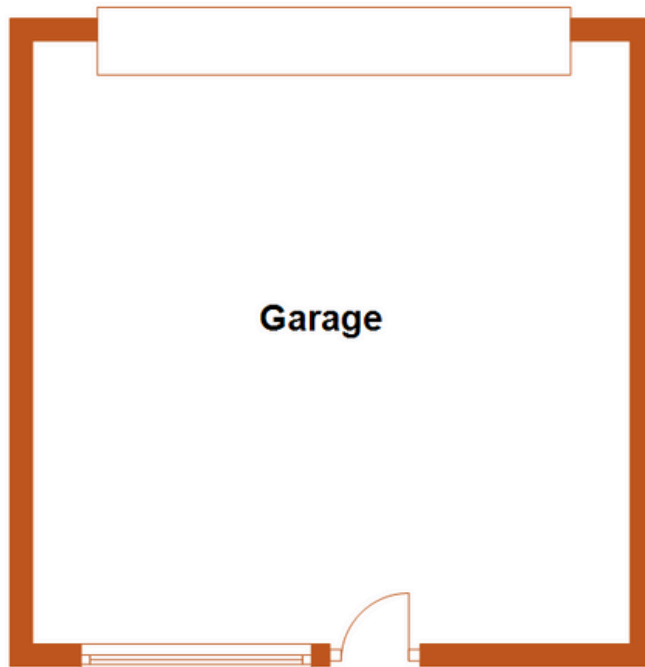
Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 211.0 sq. metres (2271.1 sq. feet)

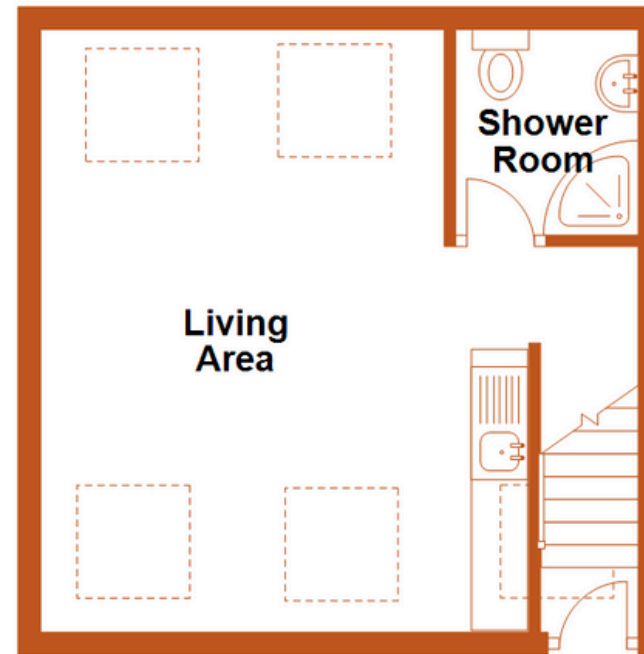
Double Garage

Approx. 28.3 sq. metres (304.6 sq. feet)



Studio Apartment

Approx. 28.3 sq. metres (304.6 sq. feet)



01244 676200



www.homesbychapter.co.uk



hello@bychapter.co.uk