

89 WESTBOURNE ROAD

CHESTER, CH1 5BA



Tucked away in a popular suburb, this beautifully updated home offers two king-size bedrooms, a light-filled lounge, and a stylish kitchen/diner opening onto a sunny garden. With a charming garden annexe and plenty of parking, it's the perfect mix of space, comfort, and flexibility.

Nestled in a sought-after residential suburb, 89 Westbourne Road strikes a perfect balance between convenience, seclusion, and style.

The current owner has lovingly renovated the property, thoughtfully enhancing every detail from start to finish to create a welcoming and stylish home.

The house opens with a good sized hallway, leading through double doors into a versatile living space. This adaptable area comfortably accommodates both a kitchen and dining area to the rear, with sliding doors that open onto a mature rear garden. At the front, the generous living room features a charming rounded bay window, flooding the space with natural light.

Upstairs, the first floor is a standout feature, offering two generously sized king bedrooms. Originally a three bedroom home, the property was reconfigured by a previous owner to create two spacious rooms. A well-appointed family bathroom completes the upper floor.

A unique highlight is the converted garage to the rear, now known as 'Rose Cottage'. This versatile space serves multiple functions, featuring a large open-plan layout with fitted sliding wardrobes, a kitchenette, and a stylish three-piece shower room.

The plot itself is deceptively spacious. To the front, a large block-paved driveway provides ample off-road parking. The rear garden is a particular highlight, private, sunny laid mainly to lawn with mature fully stocked flower borders, and a patio area. The front garden also adds to the property's charm, with raised flower beds, a lawn, and laurel hedging for privacy.



ENTRANCE HALLWAY - 5'7" x 3'7"

Grey composite door with obscured glazed insert and silver door furniture, wood effect flooring, radiator, ceiling light point, telephone point. Staircase rising to the first floor and double opening doors through to the Living Room.

LIVING ROOM - 15'5" x 10'10"

Open plan living room with UPVC double glazed bay window to the front elevation, wood effect flooring, ceiling light point, radiator, aerial point with provisions for wall mounted television. Door through to a useful under stairs storage cupboards and large opening through to the Dining Area.

KITCHEN DINING ROOM - 14'7" x 9'2"

Wood effect flooring, ceiling light point, radiator, sliding patio doors onto the rear garden.

KITCHEN

A selection of high gloss cream units incorporating drawers and cupboards with wood block work surfaces and tiling to work surface areas. Inset black composite sink unit and drainer with stainless steel swan neck hose tap, freestanding oven and grill with black chimney style extractor hood above, space for 'American style' fridge freezer, floor tiling, UPVC double glazed window overlooking the rear garden.

LANDING - 8'7" x 5'9"

UPVC double glazed window overlooking the side elevation, wood effect flooring, ceiling light point, smoke detector, loft hatch. Door's through to Bedroom One, Bedroom Two and Family Bathroom.

BEDROOM ONE - 14'8" x 10'2"

A large room with two sets of UPVC double glazed windows to the front elevation, two radiators, aerial point, wood effect flooring and useful storage cupboard with slatted shelving.

BEDROOM TWO - 13'9" x 8'5"

UPVC double's window overlooking the rear garden, ceiling light point, radiator, wood effect flooring and aerial point.

BATHROOM - 5'9" x 5'8"

A well appointed three piece suite in white with chrome style fittings comprising; bath with shower over and foldable glazed shower screen, pedestal wash handbasin with chrome mixer taps, low-level WC with dual flush, continued on next page...



fully tiled walls with decorative Mosaic tiles, tile effect flooring, UPVC double glaze window with obscured glass and chrome ladder style heated towel rail.

EXTERNALLY

The property is approached via a block paved driveway to the front providing off road parking for a number of vehicles. There is a good sized garden to the front with raised flowerbeds and is nearly fully enclosed with laurel hedging to provide an excellent degree of privacy. There is pedestrian access to the left-hand side of the property which provides access through to the rear garden. The rear garden is an East-facing garden that is laid predominantly to lawn with a paved area and decked area with full stocked mature borders and shrubs.

ROSE COTTAGE - 18'5" x 7'2"

Rose Cottage is a versatile open-plan space, ideal for multiple uses, and includes a compact kitchenette and a stylish shower room. The main area features a wall-mounted electric radiator, a UPVC double glazed window with a solid oak windowsill, and built-in sliding mirrored wardrobes with rails and shelving for storage. There’s space and plumbing for a washing machine, with handy cupboards below a wood-block work surface. The kitchenette is fitted with a small sink and chrome mixer tap, with tiling to the splashback area. The room is finished with tile-effect flooring, giving it a clean and contemporary feel.

SHOWER ROOM

A delightful three piece suite in white with chrome style fittings comprising; low-level WC with dual flush, oak decorative shelf with freestanding wash hand basin and separate stainless steel mixer tap, a double shower with wall mounted shower, glazed screen, fully tiled walls, ceiling light point and wall mounted vent.

WHAT3WORDS ///

Wins. Tribe. Ozone

FINER POINTS

- Floor plans are intended as general guidance and are not to scale

ENERGY PERFORMANCE

The property is banded a 'D'

TENURE

We believe the property to be Leasehold. Leasehold from 11th April 1975 to 11th April 2974 (999 years from 1975) 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.

VIEWINGS

By prior appointment 7 days a week please call 01244 676200 to arrange a viewing

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.

LOCATION

The property is located northwest of Chester in a popular residential setting off Saughall Road, close to the Greyhound Retail Park, while still being conveniently near Chester's historic city centre, just a short drive, bus ride or walk or cycle away. The area is served by several well-regarded primary and secondary schools, making it a great choice for families. There is plenty of outdoor space nearby, including nature parks, walking trails and playgrounds, perfect for those who enjoy an active lifestyle or want space for children to play. Transport links are excellent, with easy access to the A55 and M53 for commuting further afield.



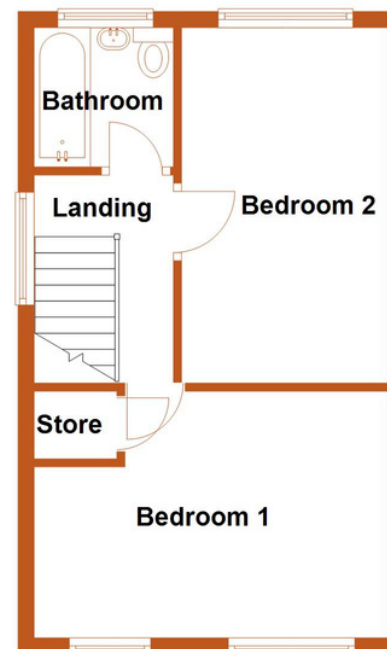
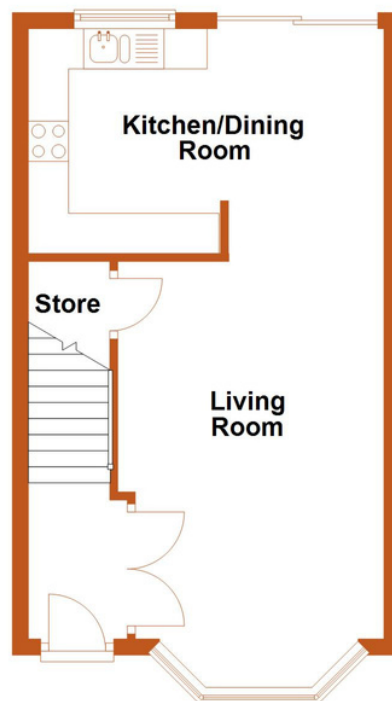
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 sq. feet)



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