



## 54 Parkgate Road

*This stunning period detached property with 3 good-sized bedrooms has many original features and is within walking distance of the historic city of Chester. The property benefits from gated paved driveway for multiple cars, mature trees, garage, utility room, walled rear garden and orangery.*



### Entrance Porch

With tiled flooring, and doors leading to the Cloakroom and the Hall.

### Cloakroom

Comprising wash hand basin and WC, and a window to the side elevation.

### Entrance Hall

Glazed front entrance door leading into the hallway, with parquet under oak laminate flooring, storage cupboard, staircase leading to the first floor, and doors leading to the Lounge, Sitting Room, and Snug/Dining Room.

### Lounge

*13' 8" x 16' 3" max ( 4.17m x 4.95m max )*

With a bay window to the front elevation, and parquet flooring.

### Sitting Room

*15' 7" x 14' max ( 4.75m x 4.27m max )*

With a window to the side elevation, parquet flooring, and a radiator.



### Utility Room

*12' 11" x 6' 8" max ( 3.94m x 2.03m max )*

Comprising a wash hand basin, WC, electric shower, tiled flooring, a window to the rear elevation, and a door leading to the garden.

### Office/Study

*9' 10" x 6' 9" max ( 3.00m x 2.06m max )*

With a window to the rear elevation, tiled flooring, and a door leading into the garage.

### **Kitchen/Dining Area**

18' 11" x 12' 10" max ( 5.77m x 3.91m max )

Fitted with a range of wall, base and drawer units with complementary work surfaces, integrated appliances, white 1.5 bowl sink and drainer with mixer tap, vaulted ceiling with spotlights, complementary tiled walls, red tiled flooring, windows to the front elevation, a door leading into the Utility Room, and French doors leading to garden.

### **Snug/Dining Room**

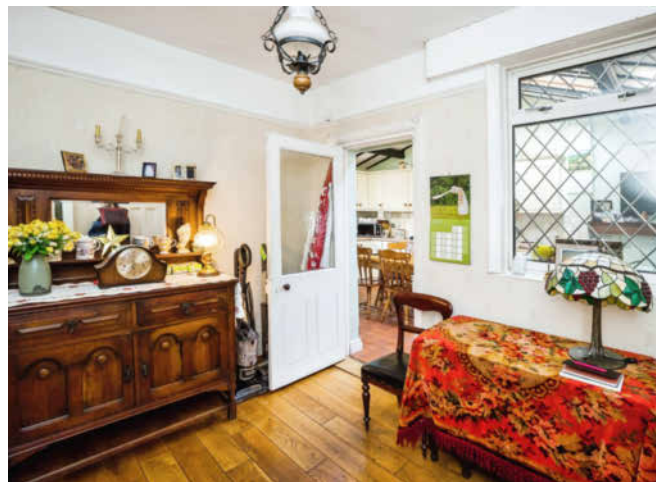
8' 9" x 9' 1" max ( 2.67m x 2.77m max )

With parquet under oak laminate flooring, a storage cupboard, and a door leading into the Kitchen/Dining Area.

### **Orangery**

7' 11" x 13' 8" max ( 2.41m x 4.17m max )

With a corrugated roof and tiled flooring.





### First Floor Landing

Stairs leading up from the ground floor, loft hatch, carpet flooring, a window to the side elevation, and doors leading to all bedrooms and the bathroom.

### Bathroom

Comprising bath with shower above, WC and wash hand basin, complementary tiled walls, oak laminate flooring, a radiator, and windows to the front elevation.

### Bedroom One

16' 5" x 13' 11" max ( 5.00m x 4.24m max )

With a window to the front elevation, carpet flooring, and a radiator.

### Bedroom Two

14' 3" x 15' 8" max ( 4.34m x 4.78m max )

With a window to the rear elevation, fitted wardrobes, and carpet flooring.

### Bedroom Three

8' 9" x 10' 7" max ( 2.67m x 3.23m max )

With a window to the rear elevation, and carpet flooring.



### Outside

#### Front

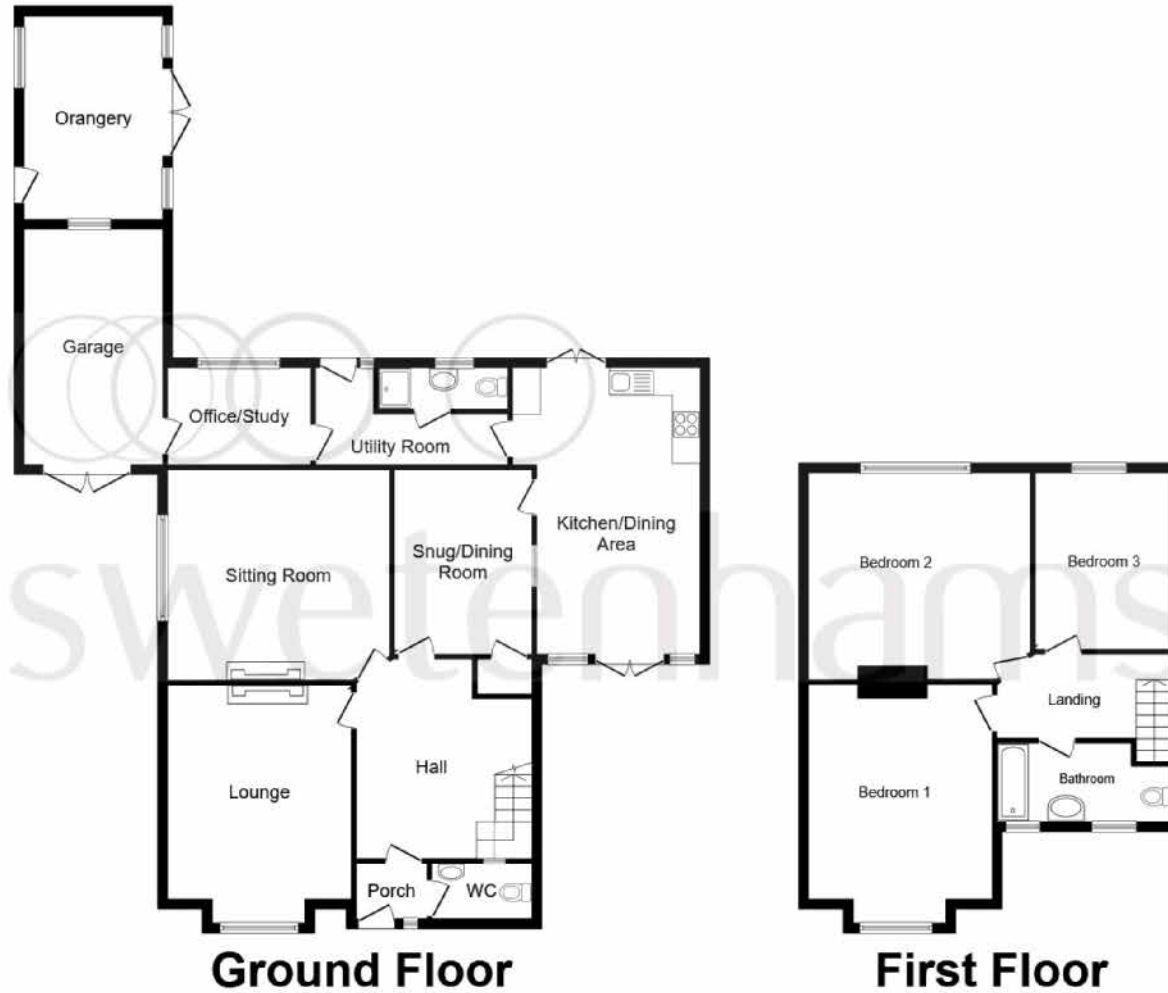
Gated access to a long paved driveway with parking for multiple cars, with driveway extending down the side of the property giving access to the garage, with shrubs and trees.

#### Rear

A paved courtyard garden with fencing and low-level walling, accessed from the French doors in the Kitchen, with a slabbed seating area, mature trees and shrubs.

### Agent's Note:

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regard to the potential timeframes involved.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

# 54 Parkgate Road, Chester CH1 4AJ

This stunning period three-bedroom detached property has beautiful kerb appeal, set back from the main road with gated driveway, and mature trees to offer a private quiet location. This home has many original features and is within walking distance of the historic city of Chester. Spacious and offering lots of potential to create a wonderful family home. The property briefly comprises entrance hallway, lounge, sitting room, snug/dining room, kitchen/dining area with French doors leading out to a beautiful walled garden to the side of the property, utility room with WC and shower, and an office/study with a door leading into the garage. To the first floor are three good-sized bedrooms and a family bathroom. The rear garden is paved and benefits from an orangery with a corrugated roof, and mature specimen trees and shrubs, all offering a peaceful, spacious walled garden. There is access to the front of property down a side entry. This is a wonderful property just waiting for someone to make it into their forever home. Council Tax Band: E

Asking Price

**£450,000**

- A 3-Bedroom Period Detached Property
- Lounge, Sitting Room and Utility Room
- Garage plus Driveway Parking for Multiple Cars
- Walled Rear Garden with Orangery

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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