



**PORTFOLIO**  
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swetenhams

Abbots Park, Chester CH1 4AN

# 52 Abbots Park, Chester CH1 4AN

*This 3-bedroom detached property benefits from a new kitchen with integrated appliances and underfloor heating, orangery/garden room, wraparound garden, Indian stone paving, and driveway parking for several cars. Conveniently located for access to the A55 and the motorway network. NO ONWARD CHAIN.*



## Entrance Porch

A white front entrance door with an arch leaded window and stained glass decoration, windows to three sides, Victorian reproduction mosaic floor tiles, and a door opening into the Entrance Hall.

## Entrance Hall

A white door with glass panel leading into the hallway, carpeted staircase with white bannisters and handrail leading to the first floor, understairs storage, ceiling spotlights, carpet flooring, a radiator, and doors leading to the Cloakroom/WC, Lounge, Dining Room, Kitchen and Utility Room.

## Cloakroom/WC

Comprising WC, corner wash hand basin with a cupboard underneath, complementary tiled walls, radiator, tiled flooring, and a frosted internal window gaining light from the Orangery/Garden Room.

## Lounge

*15' 9" x 10' 8" max ( 4.80m x 3.25m max )*

With a bay window to the front elevation, two additional windows to the side elevation, carpet flooring, a radiator, and a door leading through to the Orangery/Garden Room.



## Orangery/Garden Room

11' 8" x 10' 3" max ( 3.56m x 3.12m max )

With spotlighting, tiled flooring, electric storage heaters, and double doors leading out to the rear garden.

## Dining Room

9' 4" x 10' 2" max ( 2.84m x 3.10m max )

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

## Kitchen

12' 6" x 9' 4" max ( 3.81m x 2.84m max )

Newly fitted with a range of wall, base and drawer units with complementary work surfaces, a stainless steel 1.5 bowl sink and drainer with mixer tap, integrated electric cooker, hob with extractor hood over, fridge freezer, microwave and dishwasher, underfloor heating, complementary part-tiled walls, ceiling spotlights, tiled flooring, a window to the side elevation, and French doors opening into the Orangery/Garden Room.

## Utility Room

5' 4" x 5' 6" max ( 1.63m x 1.68m max )

Fitted with a range of wall and base units with work surface over, a stainless steel sink and drainer with mixer tap, boiler, and a white door with glass panel leading to the side of the property.

## First Floor Landing

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





### **Bedroom One**

*13' 5" x 10' 4" max ( 4.09m x 3.15m max )*

With a window to the front elevation with radiator under, carpet flooring, and a white door leading into the en-suite shower room.

### **En-Suite Shower Room**

Comprising shower cubicle, WC and wash hand basin with mixer tap, tiled flooring, and a window to the front elevation.

### **Bedroom Two**

*9' 5" x 12' max ( 2.87m x 3.66m max )*

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

### **Bedroom Three**

*7' 5" x 6' max ( 2.26m x 1.83m max )*

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

### **Bathroom**

A 3-piece bathroom suite comprising a p-shaped bath with mixer tap, with a shower and curved shower screen above, WC, wash hand basin with mixer tap and set in a



vanity unit, complementary tiled walls, tiled flooring, ladder-style radiator, and a window to the side elevation.

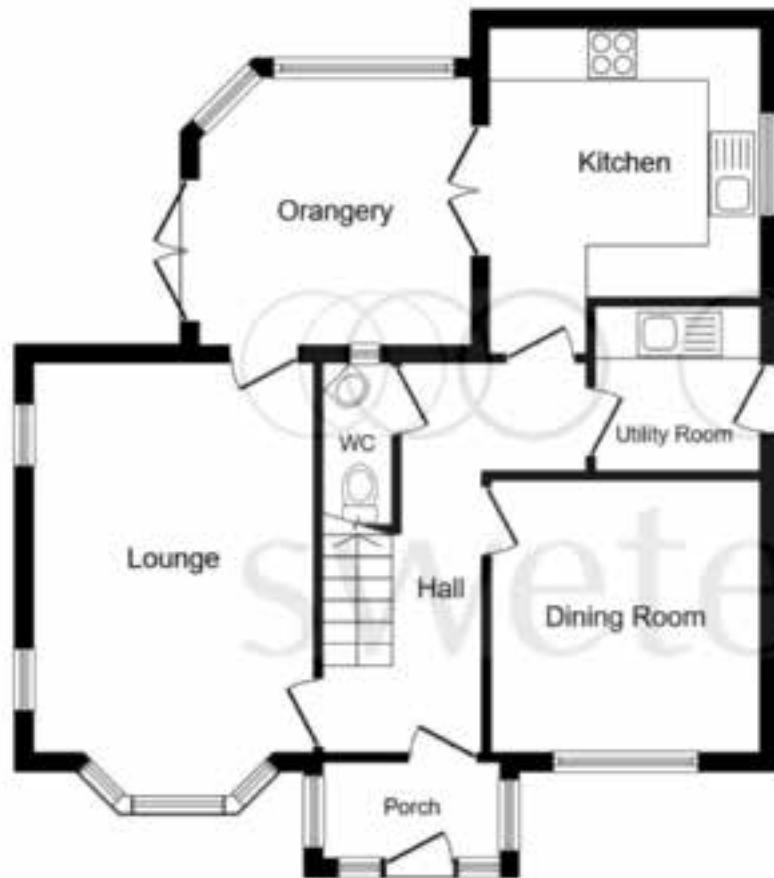
### **Outside**

#### **Front**

Enclosed with wooden fencing and trellis, a decorative metal double gate leads to front garden, which is mainly laid to lawn, with a gravel driveway with parking for several cars, an Indian Stone area, mature trees, and a wooden gate leading to the side and rear of the property.

#### **Side and Rear**

A wrap-around garden enclosed with wooden fencing and trellis, mainly laid to lawn with an Indian stone walkway and paved area, mature trees and planted borders, and a log/bin storage area.



**Ground Floor**



**First Floor**

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

# 52 Abbots Park, Chester CH1 4AN

A perfect location for a family home, in the much sought-after location of Abbots Park, this property is offered with no onward chain and has been improved by the current owners, including a new kitchen with integrated appliances, new fencing on the boundaries, and Indian stone paving to the outdoor entertaining spaces. Freshly decorated, giving a feeling of light and space, this is perfect for a growing family. NO ONWARD CHAIN. Council Tax Band: E

Asking Price

**£450,000**

- A 3-Bedroom Detached Property
- Orangery/Garden Room
- Driveway Parking for Several Cars
- Wrap-Around Garden with Indian Stone Paving

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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