



Woodside Court Abbots Park, Chester CH1 4BA

welcome to

Woodside Court Abbots Park, Chester

A versatile 3 storey townhouse with enclosed private garden and considerable potential for cosmetic upgrades to create a lovely home in this most convenient location, benefitting from a parking area to the front, an integral garage, and a private, enclosed rear garden.



Entrance Hall

With frosted uPVC double glazed front door, timber-effect flooring, staircase rising to the first floor with understairs storage space and floor-mounted boiler for oil central heating system and domestic hot water, radiator, with doors leading into the Cloakroom/WC and Utility/Laundry Room.

Cloakroom/Wc

With a low level WC, wash basin with tiled splashback, and a frosted window to the side elevation.

Utility/Laundry Room

9' 7" x 5' 7" (2.92m x 1.70m)

With a Butler sink in a tiled surround with a cupboard under, space and plumbing for a washing machine, a range of fitted storage cupboards, radiator, and a uPVC double glazed door leading out to the rear garden.

First Floor

Staircase rising to the first floor, which opens into the lounge/dining room.

Lounge/Dining Room

26' 11" x 13' 10" max narrowing to 8' 2" (8.20m x 4.22m max narrowing to 2.49m)

An L-shaped room with uPVC double glazed windows with deep display cills to the front and rear elevations. The living area has twin windows overlooking the rear garden, two radiators, carpet flooring and glazed shelving. The dining area has a window to the front elevation with a radiator under, carpet flooring, and a sliding door leading into the Kitchen.

Kitchen

9' 5" x 5' 4" (2.87m x 1.63m)

With a range of fitted kitchen units, stainless steel sink with twin drainer and waste disposal unit, tiled splashback, cupboards under, electric cooker point, a

range of fitted wall and base units, space under work surface for a fridge, a double glazed window to the front elevation, extractor fan, and a radiator.

Second Floor

Staircase rising to the second floor with roof light over, radiator, built-in cupboard housing the water tank, and doors leading to both bedrooms and the bathroom.

Bedroom One

14' x 8' 2" (4.27m x 2.49m)

With a uPVC double glazed window to the front elevation, a range of fitted wardrobe cupboards with hanging space and shelving, a further built-in airing cupboard with tank and shelving, carpet flooring, and a radiator.

Bedroom Two

13' 10" x 10' 10" (4.22m x 3.30m)

With a uPVC double glazed window with a deep display cill and radiator under to the rear elevation, a built-in wardrobe cupboard with hanging space, carpet flooring, and an archway leading into the Dressing Room/Study.

Dressing Room/Study

8' 8" max x 6' (2.64m max x 1.83m)

With fitted wardrobe cupboards with mirror-fronted sliding doors, hanging space and shelving, and fitted shelving units. Inside the sliding mirror fronted wardrobe cupboard is a fitted vanity basin with hot and cold water, shelving and a mirrored backdrop. Carpet flooring.

Bathroom

A coloured bathroom suite comprising a panelled bath in a tiled surround with fitted shower over and shower screen, pedestal wash basin, low level WC, radiator, roof light, and electric shaver point.

Outside

To the front of the property is a parking area and covered recess leading to the integral garage with

up-and-over door. The enclosed rear garden is private and secure with a paved terrace and a large evergreen tree.

Garage

18' 9" x 7' 11" (5.71m x 2.41m)

Integral garage with up-and-over door, oil tank, and a personal door leading out to the rear garden.



view this property online swetenhams.co.uk/Property/CHS118273



welcome to

Woodside Court Abbots Park, Chester

- A 2-Bedroom Townhouse
- Arranged over 3 Floors
- Parking Area
- Integral Garage
- Secure, Private and Enclosed Rear Garden

Tenure: Freehold EPC Rating: E

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/CHS118273](https://www.swetenhams.co.uk/Property/CHS118273)



Property Ref:
CHS118273 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



[swetenhams.co.uk](https://www.swetenhams.co.uk)