

Town & Country

Estate & Letting Agents

Manor Road, Westminster Park

£450,000



This family-friendly Chester suburb offers access to schools, public transport, shops, and motorway networks. The four-bedroom detached home features gas central heating and UPVC double glazing. It includes a porch, reception hall, kitchen, dining room, living room, and first floor landing. Off-road parking, a single garage, and an enclosed rear garden are available.

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Manor Road, Westminster Park

DESCRIPTION

Located within this highly desirable, family friendly Chester suburb, with access to both primary and secondary schooling, public transport, shops, a wealth of amenities and just a short drive to local motorway networks. This four bedroom detached family home would benefit from a cosmetic update, with the advantage of gas central heating and UPVC double glazing. The property comprises a porch, reception hall, kitchen, dining room, living room and a first floor landing, which offers access to all four bedrooms and to the bathroom. Externally, to the front of the property is brick block, off-road parking directly in front of a single garage (with a workshop) and timber side access leading to a well attended enclosed rear garden. This property is available with the benefit of no onward chain.



LOCATION

A sought-after address within the highly regarded area of Westminster Park, easy access is enjoyed to Chester city centre, which is within walking distance or a short car journey. Belgrave Primary School is within a short walk, which has a very good reputation and local secondary schools include Queens Park High and Catholic High School. The independent schools of Kings and Queens are also within easy reach. Other near by amenities include the Chester Business Park, Curzon Park Golf Course, and the A55 southerly bypass with its links to the M53/M56 motorway network. The public Westminster Park is also within walking distance and has extensive fields, play area for children and BMX bike track. Westminster Park is also serviced by a highly regarded local shopping parade.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 2nd exit onto Lache Lane, turn left onto Castle Croft Road, turn left onto Five Ashes Road, turn right onto Manor Road. The destination will be on the left.

PORCH

10'9" x 3'2"

The property is entered through an opaque UPVC double glazed front door, which opens to entrance porch. Featuring a window facing the side elevation and an opaque internal glazed door opening to the reception hall.

RECEPTION HALL

14'6" x 6'3"

With stairs off rising to the first floor accommodation and a storage cupboard below. The reception hall has the advantage of a radiator and doors off, opening to the living room, dining room, kitchen and cloakroom WC.



CLOAKROOM WC

3'6" x 6'4"

The cloakroom is fitted with a low level WC, a wash hand basin, vanity unit and a radiator. The walls are fully tiled and features an opaque window facing the side elevation.



KITCHEN

15'0" x 8'8"

Installed with the range of wall, base and draw units, the work surface space houses a stainless steel double drainer sink unit with mixer tap. A wall mounted gas boiler, a serving hatch to the dining room and an opaque UPVC double glaze back door, which opens to the rear garden. There is also space and plumbing for a washing machine.



DINING ROOM

9'6" x 8'6"

The dining room benefits from having a serving hatch from the kitchen, a radiator and a window facing the rear elevation.



LIVING ROOM

16'2" x 10'2"

A double aspect living room with a window facing the front elevation and a patio door opening to the rear garden. The room features a radiator and a feature fireplace with a log effect, gas fire.



FIRST FLOOR LANDING

With two windows facing the front elevation, two radiators, an airing cupboard and access to the loft. Doors off open to all four bedrooms.



BEDROOM ONE

13'3" x 10'4"

The first bedroom has been installed with a built-in double wardrobe, a radiator and a window facing the rear elevation.



BEDROOM TWO

16'0" x 7'8"

The second bedroom is a double aspect bedroom with windows to front and rear elevations, with two radiators.



BEDROOM THREE

9'0" x 8'8"

The third bedroom has also been fitted with a built-in double wardrobe, a window to the rear elevation and a radiator.



BEDROOM FOUR

The fourth bedroom, which is currently utilised as an office space, consists of a window facing the rear elevation and a radiator.



BATHROOM

The bathroom is installed with a white three piece suite, comprising a panelled bath with a shower and protective glass screen above, a dual flush, low-level WC pedestal, wash hand basin with mixer tap. Fully tiled walls and an opaque window.

GARAGE

17'0" x 7'4"

The garage is accessed from the front via and up and over garage door, having power and light and a workshop to the rear.

WORKSHOP

8'2" x 7'4"

With power and light, a single glazed timber frame window to the rear and access from the rear garden via a UPVC double glazed door.



EXTERNALLY

The property benefits from brick block, off-road parking, in front of the single garage. Alongside a predominantly lawn garden with a shrubbed corner bed and timber access leading to the rear garden. The timber gated side access is well tended with a generous size paved patio area and a lawned and shrubbed garden, enclosed by timber fencing. There is an external light and water supply.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

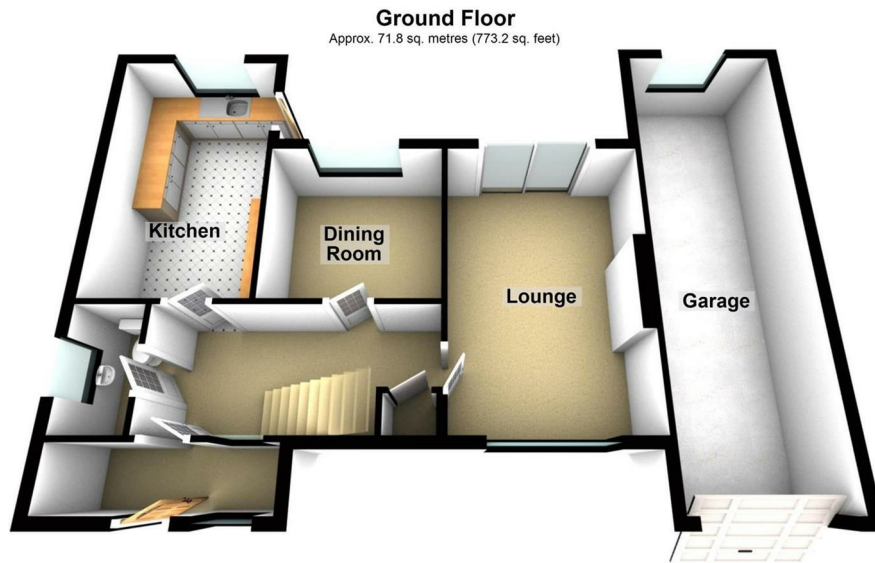
Tenure: Freehold

Council Tax Band: E £2652

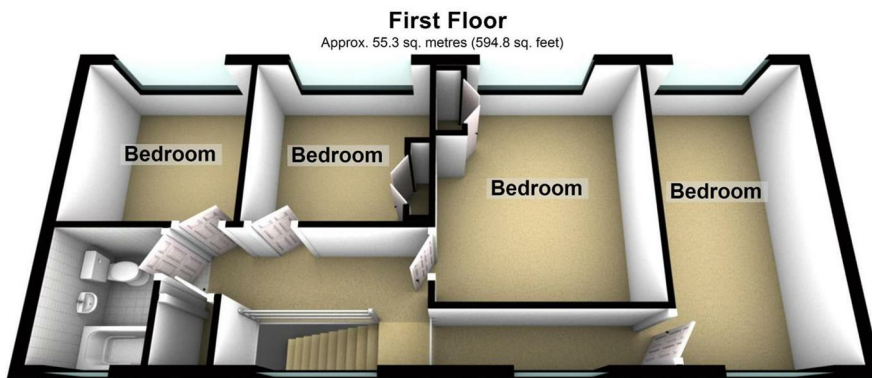
MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 127.1 sq. metres (1368.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.