

Town & Country

Estate & Letting Agents

Rowcliffe Avenue, Westminster Park

£435,000



This is a four-bedroom family home located in Westminster Park, one of Chester's most sought-after suburbs. It has undergone modernization but requires completion. The property features gas central heating and UPVC double glazing. The ground floor comprises an entrance hall leading to an inner hallway, a cloakroom WC, a living room with a log burner, a kitchen/dining room with a conservatory, and a double bedroom with an ensuite shower room. Upstairs, there is a generously sized principal bedroom, two more bedrooms, and a family bathroom. The front lawn has brick block off-road parking, while the rear garden has a combination of chipped slate, a central lawn area, and a paved patio, all facing south.

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DESCRIPTION

Located on a generously sized corner plot within Westminster Park, one of Chester's most desirable suburbs, this detached four bedroom family home has undergone a program of modernization and improvement but does, however, require a degree of completion. With the benefits of gas central heating and UPVC double glazing, the property's internal accommodation, in brief, comprises an entrance hall, giving way to an inner hallway, with a cloakroom WC off and an open throughway leading to a living room with a log burner. A second open throughway to a kitchen/dining room with a conservatory off. Also located on the ground floor is a double bedroom with an ensuite shower room off. The first-floor landing offers access to a generously sized principal bedroom, two further bedrooms, and a family bathroom. Externally, to the front of the property is a predominantly lawned garden with brick block off-road parking, whilst the rear garden is a combination of chipped slate, a central lawn area, and a paved patio, all of which enjoys a sunny southerly facing orientation.



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 Rowcliffe Avenue. The destination will be on the right.

ENTRANCE HALL

The property is entered through a UPVC double-glazed front door opening to an entrance with recessed downlights and an open throughway to the main living space, as well as a door opening to the ground floor bedroom with an ensuite off.



GROUND FLOOR BEDROOM

17'4" x 7'8"

The ground floor bedroom features a window facing front elevation, two radiators and a folding door opening to the ensuite.



ENSUITE SHOWER ROOM

Installed with a modern white three piece suite, the ensuite comprises a shower enclosure with a dual-head thermostatic shower, a dual-flush low-level WC, a wash hand basin with mixer tap and vanity unit below, a chrome heated towel rail, an extractor fan, and downlights situated within the ceiling.

INNER HALLWAY

15'6" x 5'6" max

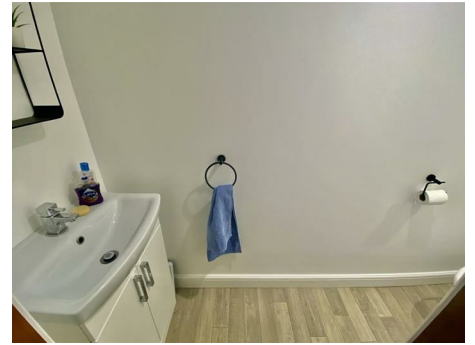
With a glazed door off opening to the cloakroom WC and an open throughway to the kitchen/dining area, the second open throughway leads to the living room, with stairs off rising to the first floor accommodation.



CLOAKROOM WC

8'7" x 2'3"

Installed with the dual flush low level WC, along with a wash hand basin with mixer tap and vanity unit below, downlights and an extractor fan within the ceiling.



LIVING ROOM

18'5" x 10'4"

The living room features dual aspects with windows positioned on both the front and side elevations. The floor is fitted with timber laminate, and a radiator is present. Notably, the room boasts an exposed brick fireplace that houses a cast iron log burner.



LIVING AREA



KITCHEN/DINING ROOM

17'6" x 18'6" max

An L-shaped room with two radiators, French doors off opening to the conservatory from the dining area which has timber laminate flooring. The kitchen space is partially completed with a range of shaker-style base units with stainless steel handles, space for a cooker, space and plumbing for a washing machine and dishwasher, a wall-mounted gas combination boiler with two windows facing the side elevation, a UPVC double-glazed door opening to the side elevation, and an open thoroughway leading into the conservatory.



DINING AREA



CONSERVATORY

7'4" x 16'8"

The conservatory is comprised of a UPVC double glazed frame, complete with a radiator and a door that opens to the rear garden.

FIRST FLOOR LANDING

Having an opaque window facing the side elevation, access to the loft, and doors opening to all three bedrooms and to the bathroom.



PRINCIPAL BEDROOM

18'4" x 10'4" max

The principal bedroom features exposed floorboards and a window facing the front elevation, with a radiator below. Part of this room has been sectioned to create either the potential for an ensuite or a walk in wardrobe.



BEDROOM TWO

9'7" x 9'6"

With a window facing the rear elevation, with a radiator below.



BEDROOM THREE

9'6" x 8'0"

Also with a window facing the rear elevation and radiator below.



BATHROOM

7'6" x 6'8"

The bathroom is installed with a four piece suite comprising a paddle bath with mixer tap, a separate double shower enclosure with thermostatic shower, a flush low-level WC, and pedestal wash hand basin. The walls are partially tiled, with a radiator, a window facing the side elevation, and an extractor within the ceiling.



EXTERNALLY

The property is located on a corner plot and is mainly laid to lawn. It is enclosed by low fencing and there is access for vehicles to a brick block off-road parking, with external lighting. The rear garden is accessible through a gated side access and is predominantly lawned with a paved patio area. Slate chip grave walkways are also present, enclosed by timber fence panelling, which requires attention.

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 £2783

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.



Ground Floor



First Floor

Total floor area 132.7 sq.m. (1,429 sq.ft.) approx

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	81
(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	