



26 ELIZABETH CRESCENT, CHESTER

£775,000

- VIEWS ACROSS THE CHESTER MEADOWS
- LOCATED IN QUEENS PARK
- FOUR DOUBLE BEDROOMS
- LARGE GARDEN
- POTENTIAL FOR IMPROVEMENT
- OPEN PLAN

26 ELIZABETH CRESCENT, CHESTER, CH4



SOLD PRIOR TO COMING ONTO THE MARKET. A rare opportunity for a large plot with vast views directly across the Chester Meadows towards the River Dee.

Queens Park is a highly regarded area to the south of Chester City Centre, the property is located in a Conservation Area, a brief stroll into the city centre, via the Queen's Park Bridge. Additionally, it provides convenient easy access to the Chester Meadows, allowing delightful walks along the River Dee.

The ground floor of this spacious property features a welcoming hallway that leads into an open-plan living area. This expansive space includes a lounge, dining room, and a fully equipped kitchen with all necessary appliances, all adorned with elegant wood floors. Additionally, the ground floor houses a separate study, a family bathroom, and two generously sized double bedrooms.

Ascending to the first floor, you will find two more double bedrooms. The master bedroom stands out with its en-suite bathroom, skylights that bathe the room in natural light, and a private patio offering stunning views of the surrounding landscape.

The property features a spacious driveway, providing ample parking for multiple vehicles. This driveway extends to an attached single garage, which houses the combination gas-fired central heating boiler. The east-facing gardens, mainly composed of well-maintained lawns, are tiered across three levels with stone-retained beds. The gardens are enclosed by neatly clipped hedges and adorned with various specimen trees, enhancing the property's overall charm.

26 ELIZABETH CRESCENT, CHESTER, CH4 7AZ



Council Tax:

Band F

Local Authority:

Cheshire West and Chester Council

26 ELIZABETH CRESCENT, CHESTER, CH4 7AZ

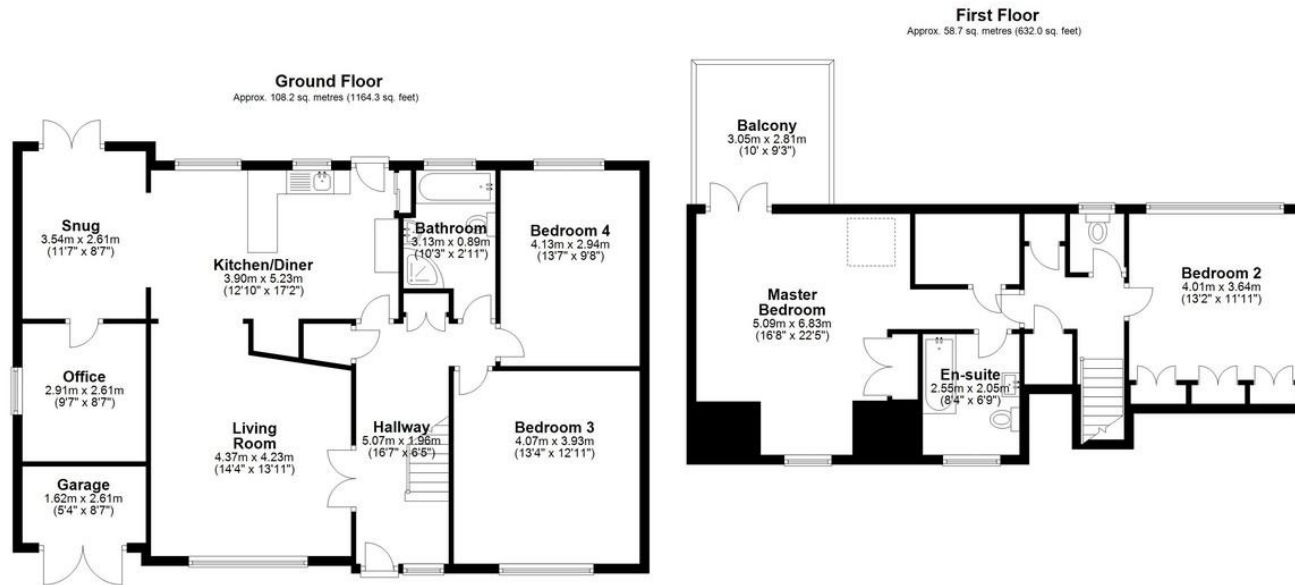


Total Floor Area:
1,796 sq ft / 167 sq m

Viewings:
By prior appointment with the agent

26 ELIZABETH CRESCENT, CHESTER, CH4 7AZ





Total area: approx. 166.9 sq. metres (1796.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244350300
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements