

CHANGING HOME



3 Gilwern Close | Abbots Park | Chester | CH1 4AP

£595,000

An outstanding very large 4 double bedroom modern townhouse overlooking a beautiful Green to the front on sought after Gilwern Close just off Liverpool Road. Beautifully appointed throughout with an attached garage and very attractive good sized rear garden. Early viewing advised.

Property Description

LOCATION

The property is set overlooking a beautiful green within sought after Gilwern Close a circular cul-de-sac set just in a tree lined area just off Liverpool Road. Chester City Centre is within walking distance as is Bache Railway Station, Countess of Chester Hospital, Total Fitness Gym and Morrisons Superstore.

HALL

Accessed via a composite front door and with a tiled floor, ceiling cornice and radiator.

DINING ROOM

14' 1" x 10' 9" (4.29m x 3.28m) With a ceiling cornice and double glazed leaded window. Radiator.

KITCHEN/DINING ROOM

17' 7" x 18' 7" (5.36m x 5.66m) max. A very large dual purpose room with an extensive range of fitted floor, display and wall units together with an island unit all with granite worktops. 1 1/2 bowl stainless steel sink unit. 5 ring gas hob with stainless steel extractor over. Integrated double oven, fridge, freezer, microwave and dishwasher. Space for a washing machine. Recessed spotlights, tiled floor and partly tiled walls. Leaded double glazed window and French doors to the rear garden.

CLOAKROOM

With a white WC and wash hand basin. Tiled floor and partly tiled walls. Recessed spotlights, extractor fan and radiator.

LANDING

With radiator, ceiling cornice and double glazed leaded window on the half landing. Wall light point.

SITTING ROOM

11' 0" x 19' 6" (3.35m x 5.94m) and 5' 1" x 4' 11" (1.55m x 1.5m) With double glazed leaded French doors onto a small balcony overlooking the Green at the front. 2 radiators, ceiling cornice and attractive wall mounted electric fire. Double glazed leaded window.

BEDROOM 2

18' 0" x 9' 11" (5.49m x 3.02m) With double glazed leaded windows to front and rear. Radiator.

BEDROOM 3

13' 4" x 10' 2" (4.06m x 3.1m) With a radiator and double glazed leaded window.



BATHROOM

7' 1" x 9' 1" (2.16m x 2.77m) With a white suite of a WC, wash hand basin on a vanity unit and panelled bath with shower and screen. Frosted double glazed leaded window, heated towel rail, extractor fan, recessed spotlights and partly tiled walls. There is Jack and Jill access to the Landing and Bedroom 2.

TOP LANDING

With double glazed leaded window to the side, loft access and airing cupboard.

BEDROOM 1

15' 0" x 10' 3" (4.57m x 3.12m) With ceiling cornice, double glazed leaded window and radiator. Access to Dressing Area.

DRESSING AREA

7' 0" x 5' 3" plus wardrobe (2.13m x 1.6m) With Velux roof window, fitted wardrobes and recessed spotlights.

EN-SUITE

9' 4" x 7' 7" (2.84m x 2.31m) With a white suite of a WC, 2 wash hand basins on a vanity unit and shower cubicle. Fully tiled floor. Recessed spotlights, extractor fan, heated towel, and frosted double glazed leaded window.

BEDROOM 3

17' 8" x 10' 0" (5.38m x 3.05m) plus doorway. With 2 Velux roof windows, radiator and fitted wardrobes.

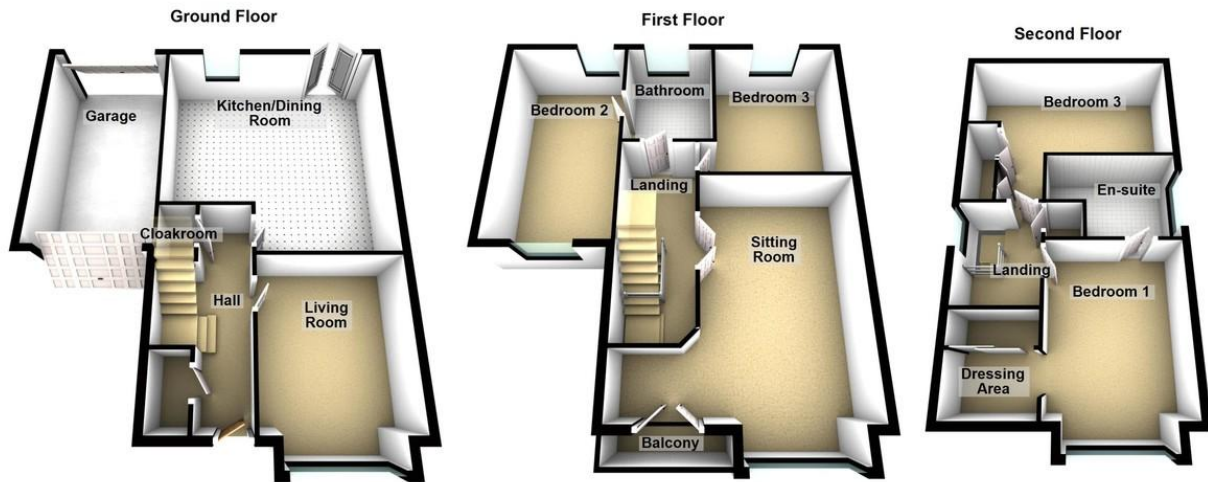
GARAGE

18' 0" x 9' 11" (5.49m x 3.02m) An attached garage with up and over doors to booth front and rear. Power and light.

OUTSIDE

To the front is a brick paved drive, lawn and hedge. A gate at the side of the property leads to an attractive garden at the side and rear. There is a large lawn, paved patio, sandstone wall and tap. An up and over door at the rear of the garage leads to a purpose built car port with pitched tiled roof.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

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Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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