



Rowcliffe Avenue | Westminster Park | Chester | CH4 7PW £425,000

A fully refurbished and now superbly appointed 3 bedroom detached bungalow with attached garage and ample parking. The bungalow is set within increasingly popular Westminster Park and has a beautiful rear garden with sunny aspect. NO ONWARD CHAIN. Early internal viewing a must.

Property Description

PROPERTY NOTES

The bungalow has been fully refurbished by the current owner. Works carried out include installing a new fitted kitchen and bathroom. Newly laid flooring and carpets. New windows, re-skimming walls and new internal doors. A new heating system and newly laid driveway.

LOCATION

The property is set within increasingly popular Westminster Park. There are a variety of much improved and now high quality local shops close at hand together with an excellent primary school. Chester City Centre is within walking distance and is well served by public transport. Access to Chester Business Park, Handbridge, Kings School, Airbus and A55 is simple.

HALL

Accessed via a storm porch and composite front door. With wood effect laminate floor, radiator and loft access.

LOUNGE

17' 3" x 11' 9" (5.26m x 3.58m) A very spacious reception with UPVC double glazed window and radiator.

KITCHEN/DINER

23' 1" x 9' 10" (7.04m x 3m) A very spacious and bright dual purpose room with newly fitted kitchen. there is a 1 1/2 bowl sink unit and a range of fitted floor and wall units. Ceramic hob with extractor over. Integral oven and microwave. Integral fridge/freezer and dishwasher. UPVC double glazed window and trifold doors onto the rear garden. Wood effect laminate floor, radiator and recessed spotlights.

BEDROOM 1

13' 9" x 9' 8" (4.19m x 2.95m) With radiator and UPVC double glazed window.

BEDROOM 2

11' 10" x 8' 3" (3.61m x 2.51m) With radiator and UPVC double glazed window.



BEDROOM 3

9' 4" x 8' 8" (2.84m x 2.64m) With radiator and UPVC double glazed window.

BATHROOM

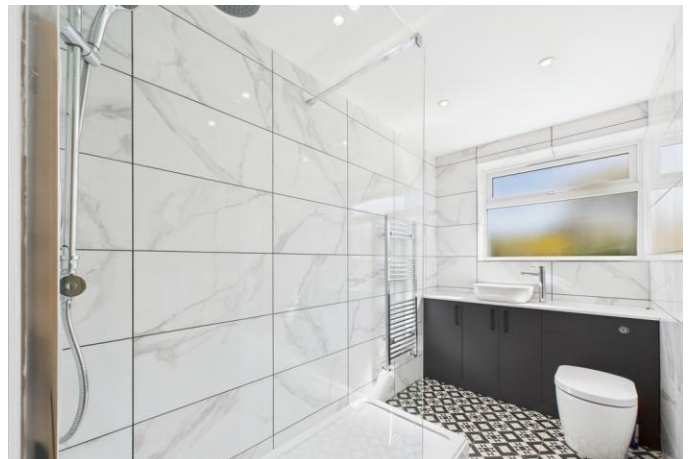
9' 9" x 5' 3" (2.97m x 1.6m) With a new white suite of a large shower cubicle, WC and wash hand basin on a vanity unit. Fully tiled walls and tiled floor. Frosted UPVC double glazed window. heated towel rail, extractor fan and recessed spotlights.

GARAGE

18' 8" x 8' 11" (5.69m x 2.72m) A large attached garage with electronic roller door to the front. UPVC door and UPVC double glazed window to the rear. Power and light.

OUTSIDE

To the front is a newly laid tarmac drive with brick edge provides ample parking. A gate leads along the side of the bungalow to a secluded, beautiful good sized rear garden with sunny aspect. There is a large patio, lawn and borders with a plethora of shrubs, small trees, plants and flowers.



Ground Floor



Tenure

Freehold

Council Tax Band

E

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

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements