



12 St Georges Crescent
Chester, Cheshire, CH4 7AR

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

12 St Georges Crescent

Chester, Cheshire, CH4 7AR

Guide Price - £1,000,000

A superb five bedroom family residence situated in Queens Park, one of Chester's most desirable suburbs and within easy walking distance of the city centre. The property offers generous living accommodation arranged over three floors, showcasing character features throughout.

The ground floor includes a welcoming entrance hall with period mosaic tiled flooring, a drawing room, dining room, study, ground floor WC and a modern kitchen. A large family room extension provides additional living space, plus a conservatory, utility room and an extra WC.

To the first floor, there are four bedrooms, two of which benefit from en suite shower rooms, along with a well appointed family bathroom. The second floor offers a further double bedroom and useful eaves storage area.

Externally, the property enjoys ample off road parking leading to a single garage and workshop. The rear garden features a lawned area, patio and a summer house, creating an ideal space for outdoor entertaining.

LOCATION

Queens Park is one of Chester's most prestigious residential areas, admired for its tree lined avenues, elegant period homes and peaceful riverside setting. Positioned just across the River Dee from the city centre, it offers the perfect balance of tranquillity and convenience, with Chester's shops, restaurants and cultural attractions only a short walk away. The neighbourhood is known for its strong community feel, attractive architecture and beautifully maintained streets. Riverside walks, rowing club and open green spaces add to the area's appeal, making it a favourite for families, professionals and those seeking a refined yet relaxed lifestyle.

Excellent schooling, easy access to major transport routes and the charm of nearby Handbridge further enhance Queens Park's reputation as one of Chester's most desirable places to live.





ACCOMMODATION

Approached via the driveway, a canopy porch and a timber panel door through to the entrance hall.

ENTRANCE HALL

An impressive entrance hall with a feature turned staircase rising to the first floor landing and a useful storage cupboard beneath, beautiful period mosaic tiled flooring, radiator and window to side.

WC

Comprising a WC and wash hand basin, radiator, sash window.

DRAWING ROOM

An impressive formal drawing room with a large splayed bay window to front, window to side, open fireplace, tiled back panel and hearth, contrasting surround and mantel, radiator, folding doors through to the dining room.

DINING ROOM

A good size second reception room having a window to front, cast iron fireplace, timber surround and mantel, exposed floorboards, radiator.



STUDY

Sash window looking into the inner courtyard area, recess decorative fireplace with fitted cupboards to either side of the chimney breast, radiator.

KITCHEN

A contemporary fitted kitchen offering a range of wall, base and drawer units, complementary granite worksurfaces incorporating a sink unit with a mixer tap over, two Neff electric ovens, microwave, Neff dishwasher, space for an American style fridge freezer, tiled flooring, two sash window, skylight window, large open window looking into the family room extension.

FAMILY ROOM

A large extension which enhances the already spacious living accommodation showcasing an excellent space for entertaining just off the kitchen area. There are bi fold doors to outside, pitch pine clad ceiling, log burner, raised granite hearth, high level window, window to side, two skylight windows and double doors leading through to the conservatory.



CONSERVATORY

Double glazed windows and a double doors, two radiators, tiled flooring.

UTILITY/WC

Plumbing point for a washing machine, space for additional white good, white Belfast style sink, central heating boiler, door to rear garden and door to the inner courtyard area, **WC** Having a WC and wash hand basin.

FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM 1

Sash window to front, fitted wardrobe, radiator.

EN SUITE SHOWER ROOM

Shower cubicle with a mains shower, WC and a vanity wash hand basin, radiator, vanity mirror, tiled walls and flooring, window to side.

BEDROOM 2

Sash window to front, fitted wardrobe, radiator.

EN SUITE SHOWER ROOM

Shower cubicle with a mains shower, WC and a vanity wash hand basin, tiled flooring, heated towel rail, window to side.

BEDROOM 3

Sash window to rear, airing cupboard housing the second central heating boiler and hot water tank, wash hand basin, radiator.

BEDROOM 4

Sash window, decorative fireplace, radiator.

BATHROOM

Shower cubicle with an electric shower, panel bath, WC and a vanity wash hand basin, tiled walls, heated towel rail, tiled flooring, sash window.

SECOND FLOOR LANDING

Large eaves storage space housing the second hot water tank.





BEDROOM 5

Window to rear, fitted wardrobe, wash hand basin, radiator.

OUTSIDE

On approach there is a large driveway providing ample off road parking which leads to a **DETACHED GARAGE** and **WORKSHOP**. Gate to side.

GARDEN

Lawned garden to front and further lawned garden to rear, plus patio area, summerhouse and an inner courtyard garden.

SERVICES

Mains water, electric and drainage.

COUNCIL TAX

F

EPC

TBC

DIRECTIONS

Sat Nav CH4 7AR

What3words ///monday.expose.meal

APPROXIMATE DISTANCES

Chester Train Station - 1.6 miles

Liverpool Airport - 25.4 miles

Manchester Airport - 34.1 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

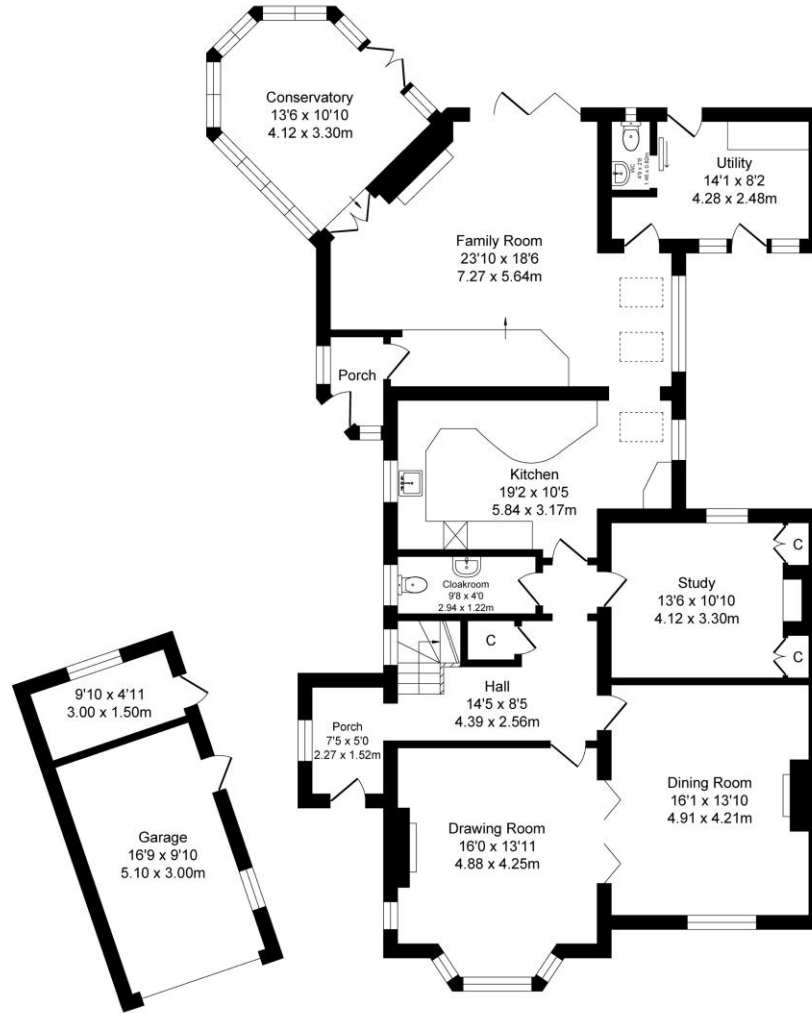
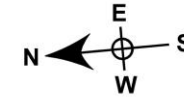
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St George's Crescent
Total Approx. Floor Area 3364 Sq.ft. (312.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

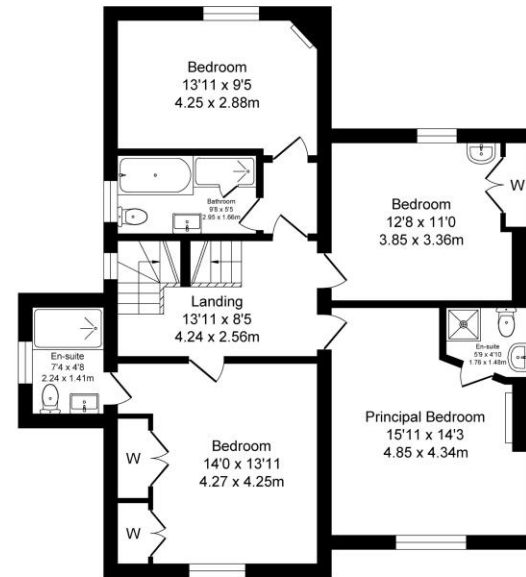


Garage

Approx. Floor
Area 217 Sq.Ft
(20.2 Sq.M.)

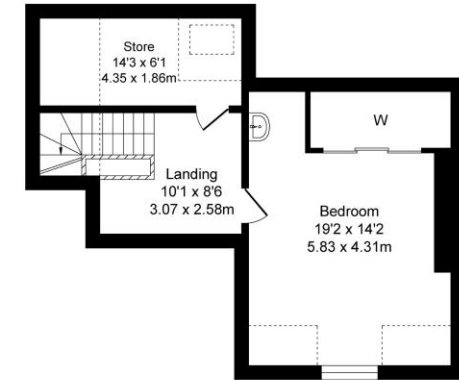
Ground Floor

Approx. Floor
Area 1697 Sq.Ft
(157.7 Sq.M.)



First Floor

Approx. Floor
Area 980 Sq.Ft
(91.0 Sq.M.)



Second Floor

Approx. Floor
Area 470 Sq.Ft
(43.7 Sq.M.)

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