



FIVE ASHES ROAD, WESTMINSTER PARK

OFFERS IN EXCESS OF £300,000

- THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS 22FT LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- DRIVEWAY AND ATTACHED GARAGE
- PRIVATE, ENCLOSED REAR GARDEN

DWELL

FIVE ASHES ROAD, WESTMINSTER PARK

3
BED

1
BATH

1
RECEPTION

Situated in the ever-popular residential area of Westminster Park, this well-presented three-bedroom semi-detached home offers generous living space, a modern finish throughout, and a private rear garden.

The ground floor opens with a welcoming entrance hall leading through to a spacious dual-aspect living/dining room, extending over 22ft in length. This bright and versatile space is enhanced by large windows and sliding patio doors that open directly onto the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living. The contemporary fitted kitchen is positioned to the front of the property and features sleek units, integrated appliances, and ample worktop space. A useful understairs storage cupboard completes the ground floor.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single, ideal as a child's room, guest space, or home office. The accommodation is served by a modern family bathroom, finished with neutral tiling and a full-sized bath with shower over. A central landing provides access to all rooms along with additional storage.

Externally, the property benefits from a driveway leading to an attached garage, offering excellent off-road parking and storage. To the rear, the enclosed garden is mainly laid to lawn with a paved patio seating area, perfect for entertaining or relaxing-surrounded by mature planting that provides a good degree of privacy.

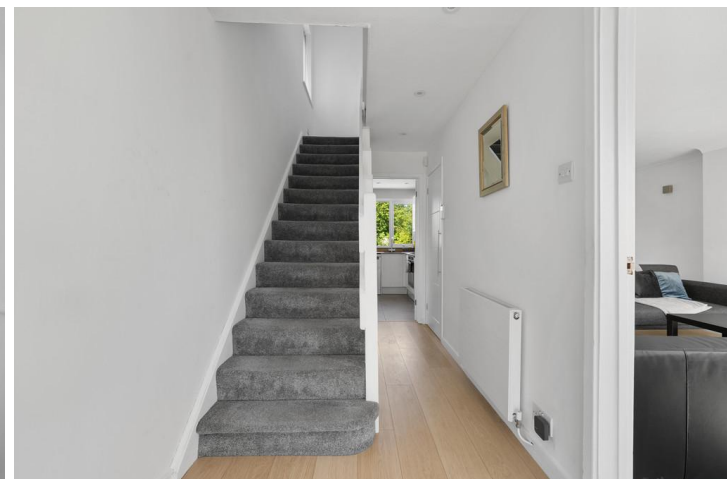
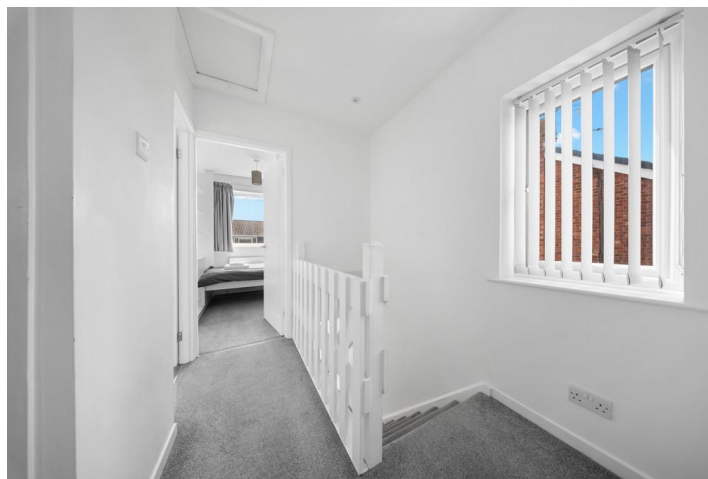
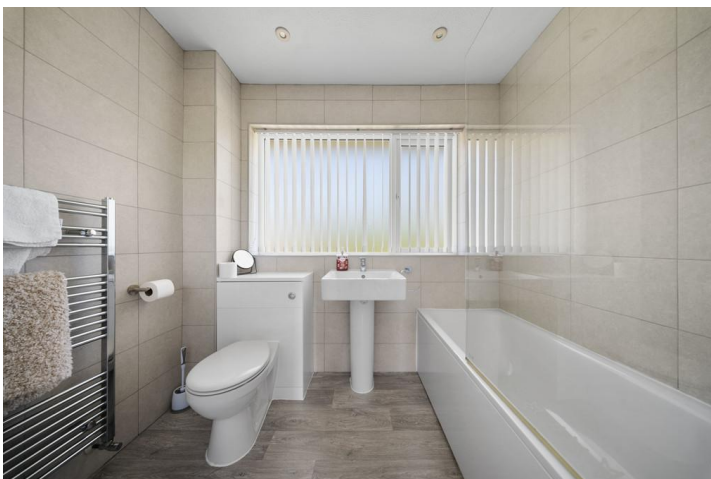
Westminster Park is one of Chester's most sought-after residential areas, known for its family-friendly environment and excellent local amenities. The property is within walking distance of a range of shops, including a convenience store, pharmacy, and takeaway options, as well as well-regarded primary and secondary schools.

Chester city centre is just a short distance away, offering a wealth of shopping, dining, and leisure facilities, along with the historic charm of the Roman walls and riverside walks. For commuters, the area provides easy access to the A55 and wider motorway network, making travel to Liverpool, Manchester, and North Wales highly convenient.





DWELL
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DWELL

COUNCIL TAX

Band C

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

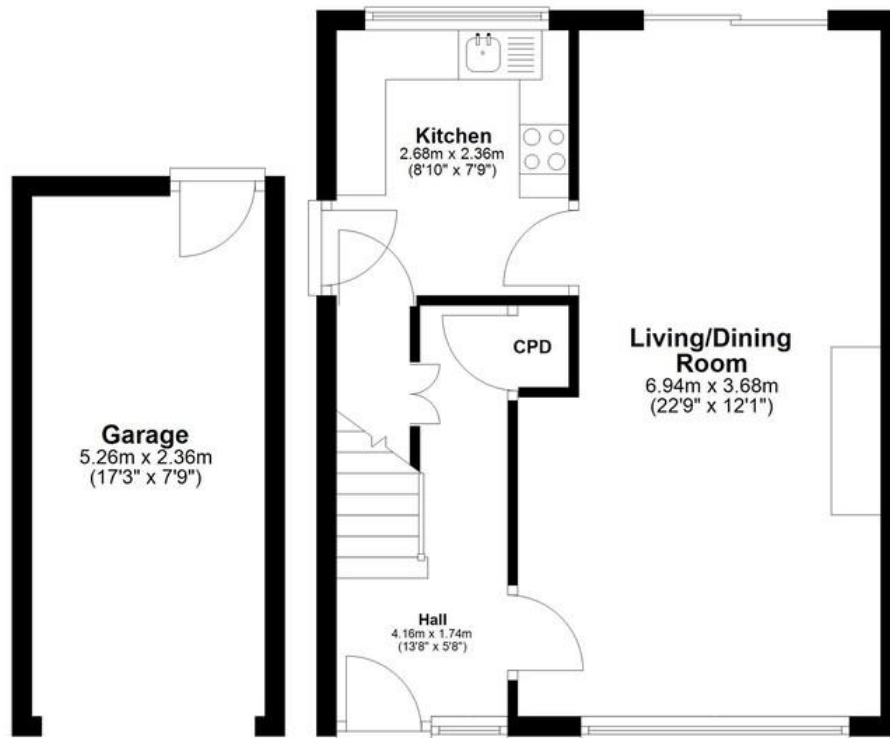
SERVICE CHARGE (PA)

GROUND RENT (PA)

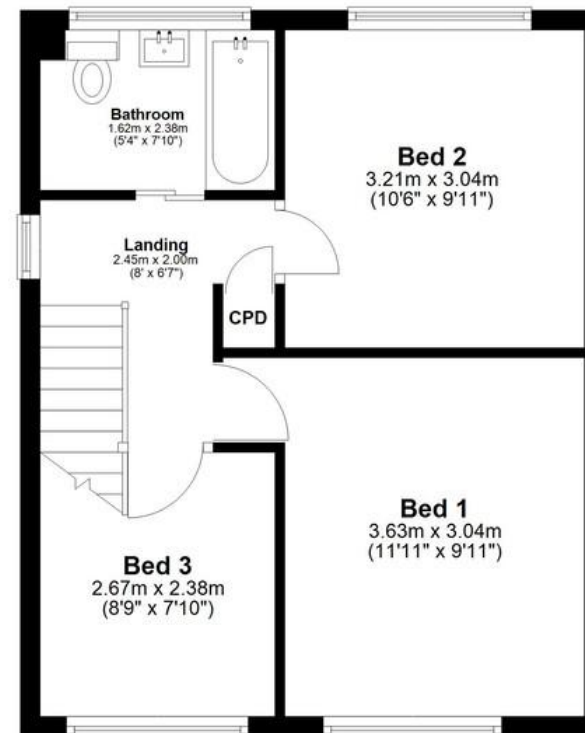
EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		87
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



TOTAL FLOOR AREA 958 sq ft / 89 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

OFFICE CONTACT INFO

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