



41 Curzon Park North, Chester  
£395,000





## 41 Curzon Park North

Chester, Chester

Occupying a prominent corner plot on one of Curzon Park North's most prestigious residential addresses, this well maintained three bedroom home presents a rare opportunity to secure a property in the highly desirable Curzon Park area of Chester.

Council Tax band: D

Tenure: Freehold

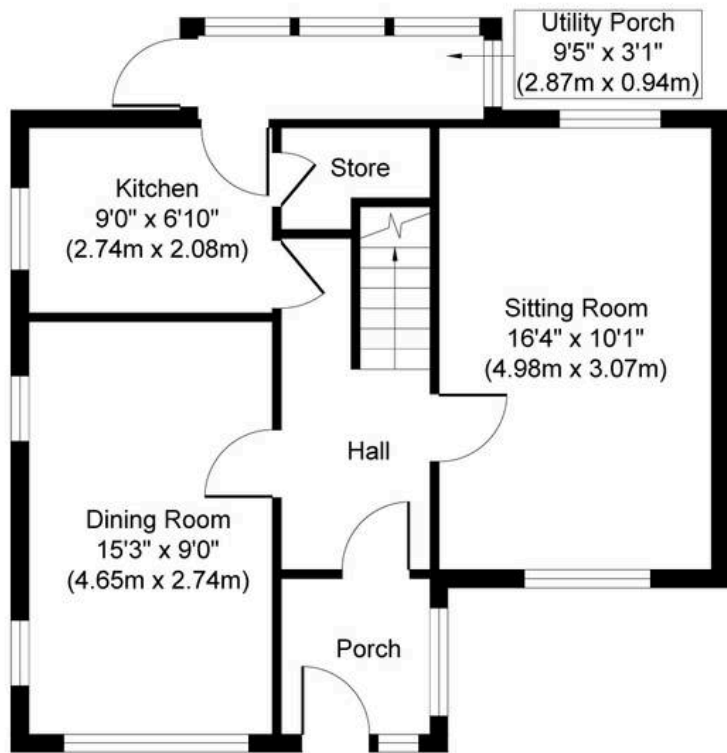
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

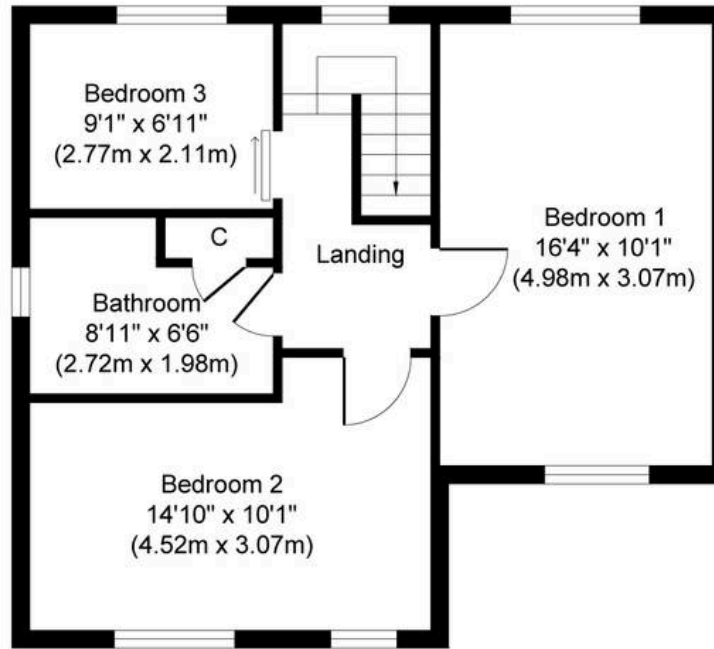
- Late 1940's semi detached home on a corner plot with off road parking and a detached garage with scope for cosmetic improvement
- Superbly situated in one of Chester's foremost roads within a short walk of Chester golf club with pleasant tree-lined walks into the City centre
- Two good sized separate reception rooms, kitchen with pantry store off and further utility porch
- three good sized first floor bedrooms with partial views across to the racecourse grandstand
- Low maintenance rear courtyard with a mature lawned front and side garden
- Gas central heating and UPVC double glazed windows



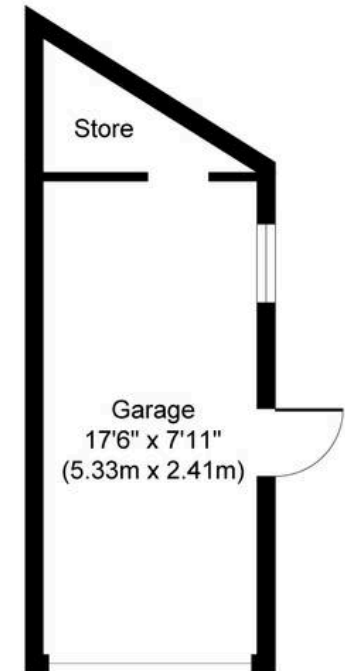




**Ground Floor**  
**Approximate Floor Area**  
**545 sq. ft**  
**(50.60 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**504 sq. ft**  
**(46.80 sq. m)**



**Garage**  
**Approximate Floor Area**  
**161 sq. ft**  
**(14.90 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Currans Homes Sales

Currans Homes, 11 Grosvenor Street - CH1 2DD

01244 313900 • [sales@curranshomes.co.uk](mailto:sales@curranshomes.co.uk) • [curranshomes.co.uk/](http://curranshomes.co.uk/)