Town & Country
Estate & Letting Agents

Manor Road, Westminster Park Offers In Excess Of £410,000

This delightful, detached family house is located within Westminster park, offering adaptable accommodation including three spacious bedrooms ,a down stairs cloaks , two reception rooms, a separate dining room making it an ideal purchase for families or those seeking extra living space. Externally there is parking to accommodate approximately six cars, two garages, a beautifully presented rear garden with patio and summer house. Viewing is essential to appreciate this lovely home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

Manor Road, Westminster Park

Town&Country
Estate & Letting Agents

DESCRIPTION

Located within the family-friendly Westminster Park, this lovely home enjoys beautiful views extending as far as Moel Famau from the principal bedroom. Offering adaptable living space, it is an ideal purchase for families or buyers seeking a versatile home. The property also benefits from double and triple glazed windows and gas central heating.

Upon entering, you are welcomed by an entrance hall with a cloakroom WC and a generous lounge featuring a log-effect living-flame gas fire with granite surround. The lounge also provides stairs to the first floor and an archway leading into the sitting room, where French doors open onto the mature rear garden. A further doorway leads to the dining room, which features an archway through to the gloss cream fitted kitchen with integrated appliances. To the first floor are three well-proportioned bedrooms and an L-shaped, four-piece family bathroom. Externally, the property offers ample off-road parking, two single garages and a beautiful, low-maintenance rear garden, complete with a paved patio, artificial lawn, timber shed and summer house.

LOCATION

Situated in one of Chester's most popular residential locations, easy access is enjoyed to Chester city centre, offering extensive shopping and leisure facilities. The public Westminster Park has extensive fields, play areas for children and a 9-hole golf course. The area is also serviced by a highly regarded local shopping parade including a Co-Op, Butchers, Fishmongers and a number of food takeaways. Belgrave Primary School is within a short walk, and local secondary schools include Queens Park High and the Catholic High School. The independent schools of King's and Queen's are also within easy reach. Easy access is also enjoyed to the Chester Business Park, Curzon Park Golf Course and the A55 southerly bypass with its links to the M53/M56 motorway network leading to Liverpool and Manchester. Chester Railway Station is also within easy reach, offering regular rail connections to surrounding areas.

DIRECTIONS

From our Chester branch on Lower Bridge Street, head south and turn right onto Castle Street. At the roundabout, take the first exit onto Grosvenor Road/A483. At the next roundabout, take the second exit onto Lache Lane. Continue along Lache Lane, then turn left onto Castle Croft Road, followed by a left onto Five Ashes Road. Turn right onto Sherbourne Avenue and then left onto Fir Tree Avenue. The property will be located on the left-hand side.

ENTRANCE HALL

The property is entered through an opaque and leaded UPVC double-glazed composite front door, opening into the entrance hall. A partially glazed door opens into the lounge, with a further door providing access to the cloakroom WC.

CLOAKROOM WC

5'5" x 2'8"

Fitted with a low-level WC and wash hand basin, with tiled walls, radiator and an opaque double-glazed window to the front elevation.

LOUNGE

19'8" x 13'4" MAX

A generous reception room featuring a cloak cupboard, with stairs rising to the first-floor accommodation and a useful storage cupboard and display cabinet beneath. A window faces the front elevation with a radiator below. An archway leads into the sitting room, while a further doorway opens into the dining room. Centrally positioned is a feature fireplace with an inset wall-mounted log-effect living-flame gas fire and granite surround.

SITTING ROOM

10' x 8'7"

Having a radiator and UPVC double-glazed French doors opening onto the rear garden.

DINING ROOM

10'2" x 7'9"

Having a radiator, window overlooking the rear elevation and an archway leading through to the kitchen.

KITCHEN

12'5" x 8'3"

The kitchen is fitted with an array of gloss cream wall, base and drawer units, complemented by stainless steel handles and work surface space incorporating a stainless steel one-and-a-half-bowl sink unit with mixer tap and tiled splashback. Integrated appliances include an oven, microwave oven, induction hob and stainless steel extractor hood, together with a fridge/freezer, and dishwasher.

FIRST-FLOOR LANDING

Having an opaque window to the side elevation, access to the boarded loft space, with light and a retractable ladder and doors opening to all three bedrooms and the four-piece family bathroom suite.

BEDROOM ONE

10'10" x 10'8"

Having a window facing the front elevation with a radiator below.

BEDROOM TWO

10'10" x 10'5"

Having a window overlooking the rear elevation with a radiator below.

BEDROOM THREE

8'3" x 7'9"

With a window facing the front elevation and radiator below.

BATHROOM

8'5" x 8'1" MAX

A modern L-shaped bathroom housing a four-piece white suite comprising a corner panel bath with mixer tap, separate shower enclosure with thermostatic shower, dual-flush low-level WC and pedestal wash hand basin. The walls are tiled, with a radiator and opaque window facing the side elevation.

EXTERNALLY

To the front of the property is ample off-road parking with access to both single garages, timber gated side access leading to the rear garden and a recently constructed brick boundary wall. To the right-hand side of the main entrance door is an external light. A PVC gate opens to the side of the property, running along the left-hand side of the main residence and passing an external light and water supply before leading to the rear garden. The low rear garden is beautifully presented, comprising a large paved patio area with two steps rising to an artificial lawn. Positioned in the far left-hand corner is a summer house, while to the side of the property is a timber shed. There are also external lighting and power points, together with access to both garages.

SUMMER HOUSE

8'9" x 7'3"

Accessed via UPVC double-glazed French doors, with a full-length window to either side. The room has wood-grain-effect laminate flooring and timber-panelled walls, together with power and a separate consumer unit.

GARAGE ONE

23'6" x 11'3"

Accessed from the front via a four-piece electric up-and-over door. The garage benefits from power and lighting, together with a UPVC rear access door. This garage was constructed at a later date and has foundations in place to allow for a floor above, should this be required.

GARAGE TWO

16'7" x 7'4"

Accessed from the front via a four-piece electric up-and-over door, opening into a garage with power and lighting. There is also a UPVC side access door, housing the electrical consumer unit, while a recently installed Worcester gas combination boiler is positioned in the rear corner.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: D

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must

make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

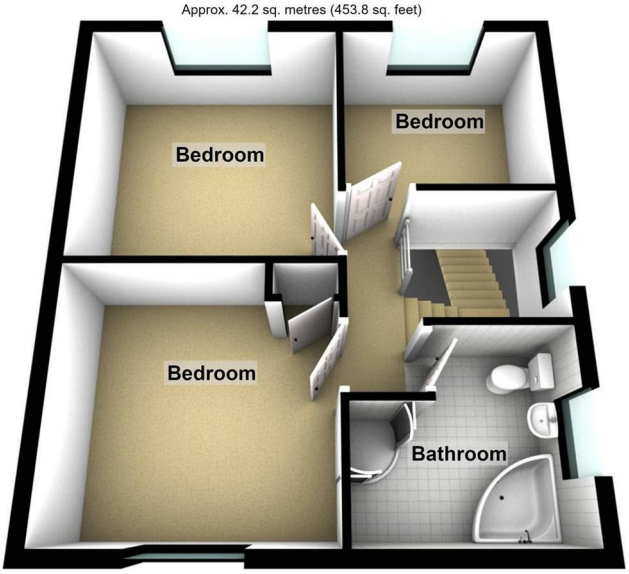
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Town&Country
Estate & Letting Agents

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com
TEL: 01244 403900

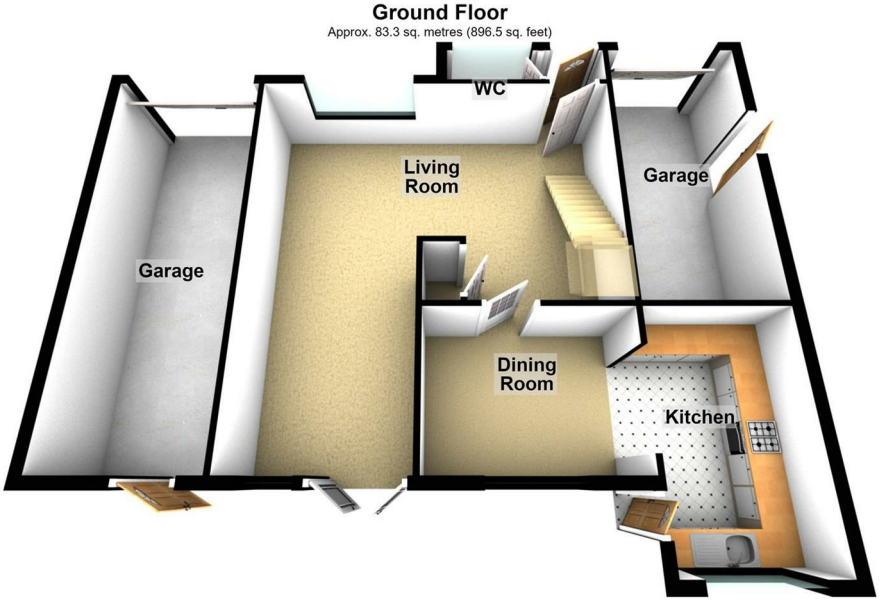
First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)

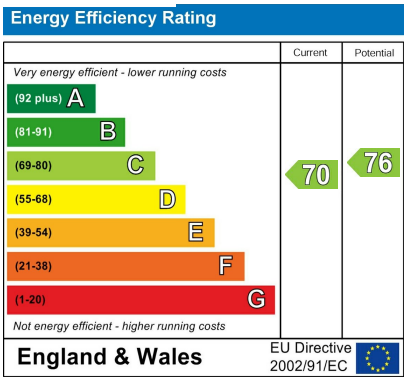


Ground Floor

Approx. 83.3 sq. metres (896.5 sq. feet)



Total area: approx. 125.4 sq. metres (1350.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.