

# CHANGING HOME



**Park Road West | Curzon Park | Chester | CH4 8BQ**

**£489,000**

An extended and most substantial 4 bedroom semi detached home set in the heart of sought after Curzon Park with large attractive rear garden. The property benefits from further recent refurbishment and is superbly appointed. Ample parking to the front and UPVC double glazed. Early viewing a must.

## Property Description

### LOCATION

The property is set in the heart of Curzon Park one of Chester's foremost residential areas.

Curzon Park is set just to the south of the City Centre close to the River Dee. Access to the main road network is simple via the A55. Chester Business Park and Kings School are within a short drive. The City Centre is within walking distance.

### HALL

Accessed via a storm porch and a composite front door. With wood effect laminate floor, 2 covered radiators and picture rail.

### LIVING ROOM

21' 4" x 11' 10" (6.5m x 3.61m) A very spacious and light main reception with UPVC double glazed French doors and full length windows onto the rear garden. Recently installed wood burning stove with a brick fireplace recess with timber mantle. 5 wall light points and radiator.

### SITTING ROOM

11' 10" x 10' 8" (3.61m x 3.25m) With wood effect laminate floor and radiator. Brick fireplace recess with timber mantle. UPVC double glazed window.

### KITCHEN/DINER

18' 1" x 11' 10" (5.51m x 3.61m) plus doorway. A dual purpose and once again very spacious room. With an extensive range of fitted floor and wall units. Single drainer sink unit. Space for a electric oven with stainless steel extractor hood over. Wood effect laminate floor and 2 radiators. Space for a washing machine, tumble dryer and fridge/freezer. UPVC double glazed double glazed double doors and 3 UPVC double glazed windows. UPVC double glazed composite door to the side.

### STORE ROOM

11' 10" x 3' 11" (3.61m x 1.19m) With UPVC double glazed window and Ideal combi boiler.



## CLOAKROOM

With a white suite of a WC and wash hand basin. Frosted UPVC double glazed window

## LANDING

With UPVC double glazed window to the front.

## BEDROOM 1

11' 10" x 13' 6" (3.61m x 4.11m) With UPVC double glazed window and radiator.

## BEDROOM 2

11' 10" x 9' 1" (3.61m x 2.77m) With UPVC double glazed window and radiator.

## BEDROOM 3

11' 10" x 10' 8" (3.61m x 3.25m) With UPVC double glazed window and radiator.

## BEDROOM 4

8' 6" x 7' 10" (2.59m x 2.39m) With UPVC double glazed window and radiator.

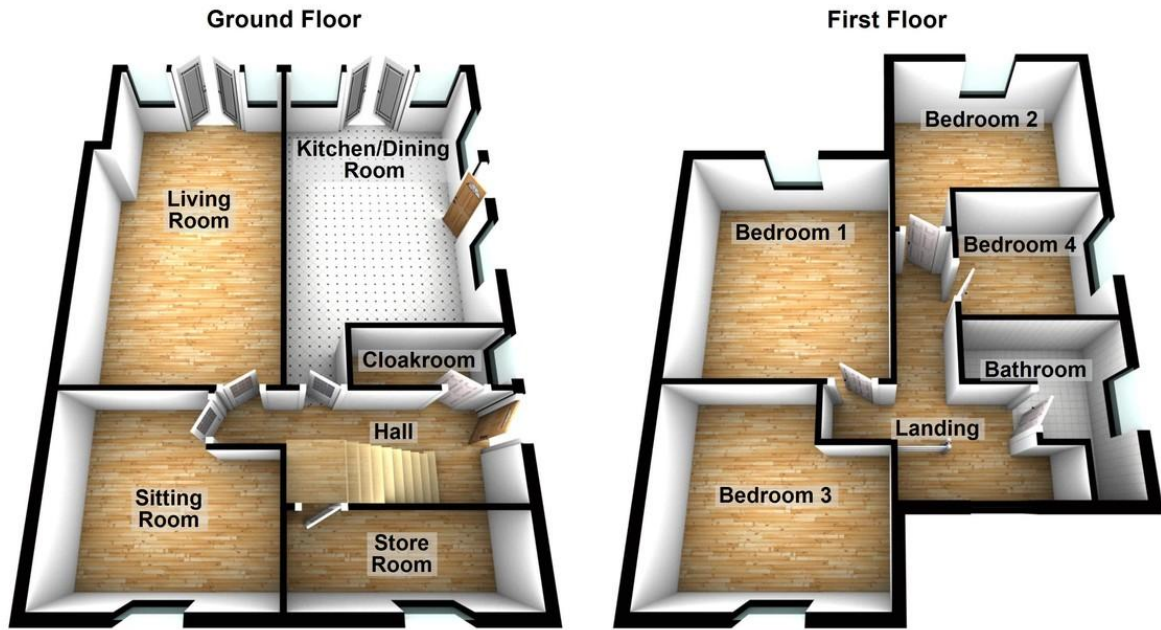
## BATHROOM

With a white suite of a WC, wash hand basin on a vanity unit and a P shaped bath with shower and screen. Partly tiled walls, wood effect laminate floor and UPVC double glazed window.

## OUTSIDE

To the front is a large gravel parking area and outside power point. A timber gate at the side leads to the side and rear of the property. A large paved area at the side allows for bin storage. There is a also an outside tap. At the rear the garden has a sunny aspect, patio and big lawn.





for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

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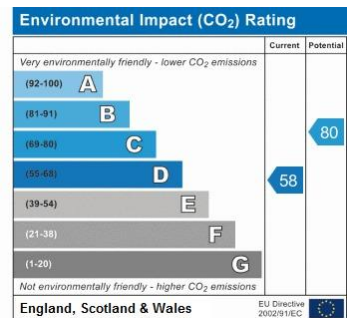
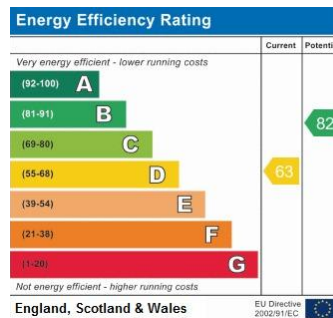
## Viewing Arrangements

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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