

# CHANGING HOME



Rushfield Road | Westminster Park | Chester | CH4 7RE

£330,000

An extremely well presented and appointed modern 3 bedroom semi detached home within the heart of increasingly popular Westminster Park. With the integral garage having been converted to a gym/office the property is most spacious. UPVC double glazed. Parking to front and rear garden with sunny aspect. Early viewing advised.

## Property Description

### LOCATION

The property is set on a in the heart of increasingly popular Westminster Park. There are a variety of much improved and now high quality local shops within a short walk together with an excellent primary school. Chester City Centre is within walking distance and is well served by public transport. Access to Chester Business Park, Handbridge, Kings School, Airbus and A55 is simple.

### PORCH

Accessed via a UPVC front door and with a frosted UPVC double glazed window, tiled floor and vertical radiator.

### LOUNGE/DINER

8' 10" x 8' 6" (2.69m x 2.59m) and 12' 0" x 12' 3" (3.66m x 3.73m) A spacious dual purpose room with 2 radiators. UPVC double glazed window to the front and UPVC double glazed French doors and full length windows to the rear.

### GYM/OFFICE

13' 1" x 7' 5" (3.99m x 2.26m) With radiator, UPVC double glazed window, fitted storage cupboards and recessed spotlights.

### KITCHEN

10' 11" x 8' 9" (3.33m x 2.67m) An attractive fitted kitchen with a range of fitted floor and wall units with timber worktops. Sink unit, tiled floor and partly tiled walls. Ceramic hob with oven below and extractor fan over. Integral dishwasher, fridge and freezer. UPVC door to the side and UPVC double glazed window to rear.

### LANDING

With frosted UPVC double glazed window and loft access.

### BEDROOM 1

12' 2" x 8' 11" (3.71m x 2.72m) With fitted wardrobes, radiator and UPVC double glazed window.





## BEDROOM 2

9' 0" x 8' 5" (2.74m x 2.57m) With built in cupboard, radiator and UPVC double glazed window.

## BEDROOM 3

8' 11" x 7' 10" (2.72m x 2.39m) With radiator and UPVC double glazed window.

## BATHROOM

11' 2" x 6' 2" (3.4m x 1.88m) max. With a white suite of a WC, wash hand basin on a large vanity unit, paneled bath and separate shower cubicle. tiled walls and tiled floor. Extractor fan, radiator, recessed spotlights and frosted UPVC double glazed window.

## PARKING

There is parking to the front of the property on a paved driveway.

## GARDEN

To the front is a lawn and the drive. A timber gate allows access to the side of the property and onto the rear. the rear garden has a sunny aspect, large decked area, circular lawn with paved surround and outside tap





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

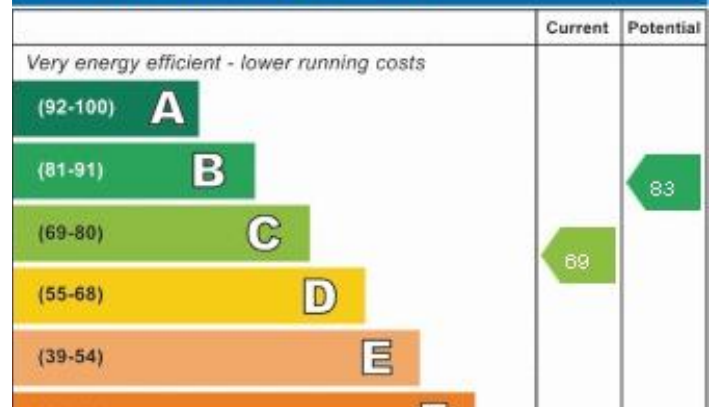
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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## Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements