

# CHANGING HOME



**Sherbourne Avenue | Westminster Park | Chester | CH4**

**£310,000**

An immaculate modern 3 bedroom semi-detached home in the heart of increasingly popular Westminster Park that now incorporates a Utility/Cloakroom downstairs. Porch, lounge/diner, kitchen, utility/cloakroom and store. 3 good sized bedrooms and bathroom. UPVC double glazed, off road parking and attractive rear garden.

## Property Description

### LOCATION

The property is set in the heart of increasingly popular Westminster Park. There are a variety of much improved and now high quality local shops close at hand 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 radiator and wood effect laminate floor.

### LOUNGE/DINER

21' 4" x 11' 6" (6.5m x 3.51m) max A spacious dual purpose reception with UPVC double glazed window to the front and UPVC double glazed French doors and full length windows to the rear. This gives a very light feel. Wood burning stove with stone hearth and timber mantle. 2 radiators. Wood effect laminate floor.

### KITCHEN

10' 1" x 6' 10" (3.07m x 2.08m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with oven below and stainless steel extractor hood. Space for a washing machine and fridge/freezer. partly tiled walls. UPVC double glazed window and door to the side.

### UTILITY/CLOAKROOM

6' 11" x 4' 10" (2.11m x 1.47m) With fitted floor and wall units. Stainless steel sink unit. WC. radiator and space for a tumble dryer.

### BEDROOM 1

10' 10" x 10' 10" (3.3m x 3.3m) With radiator and UPVC double glazed window.



## BEDROOM 2

10' 1" x 10' 10" (3.07m x 3.3m) With radiator and UPVC double glazed window.

## BEDROOM 3

9' 0" x 7' 10" (2.74m x 2.39m) With radiator and UPVC double glazed window.

## BATHROOM

8' 11" x 7' 10" (2.72m x 2.39m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Tiled floor and partly tiled walls. Heated towel rail. 2 frosted UPVC double glazed windows. Recessed spotlights and an extractor fan. Worcester combi boiler within a built in cupboard.

## GARAGE STORE

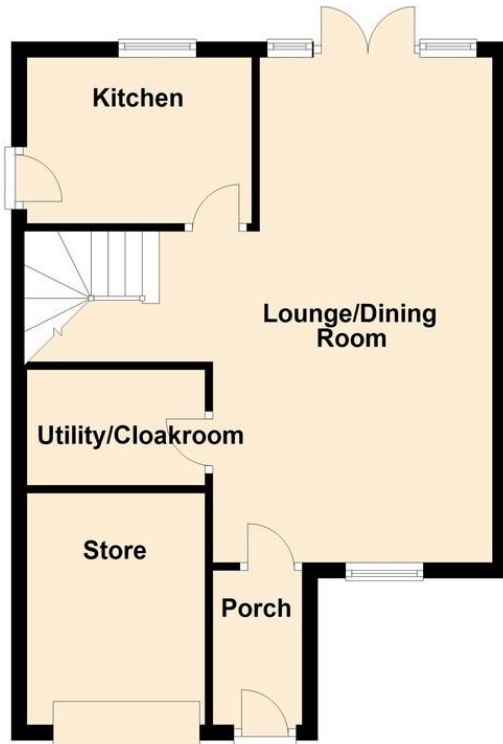
The original integral garage has been converted partly into a utility with the remaining front section a store. With power and light. Up and over garage door.

## OUTSIDE

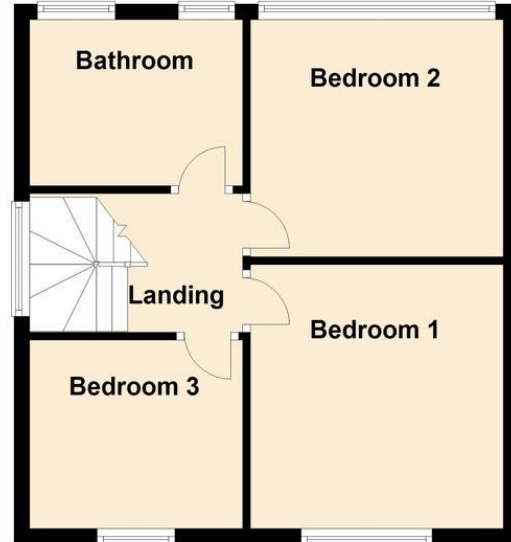
To the front is a lawn and tarmac drive to provide off road parking. A gate allows access at the side to the back garden which has a lawn and gravel area.



## Ground Floor



## First Floor



for illustration only not to scale  
Plan produced using PlanUp.

## 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

## Contact Details

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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