

**Cavendish**

RESIDENTIAL

2 Cuppin Street, Chester, Cheshire, CH1 2BN

Tel: 01244 404040 Fax: 01244 321246

Email: [chester@cavres.co.uk](mailto:chester@cavres.co.uk)



## Park Road West

Curzon Park,  
Chester, Cheshire CH4 8BQ

**£480,000**

**\* INDIVIDUALLY DESIGNED HOUSE \* TREE-LINED ROAD \* DESIRABLE AREA.** A modern three/four bedroom detached house located along a tree-lined road in the sought after Chester suburb of Curzon Park. The accommodation briefly comprises: open porch with exposed timbers, entrance hall, cloakroom/WC, living room with French doors to the rear garden, separate dining room, breakfast kitchen comprehensively fitted with a modern range of units with integrated appliances and granite worktops, first floor landing with study area, principal bedroom with fitted bedroom furniture and en-suite shower room, bedroom two, bedroom three with fitted wardrobe, bathroom and on the second floor there is a fourth bedroom with en-suite WC and wash hand basin. The property benefits from UPVC double glazing and has gas fired central heating with a combination condensing boiler. Externally there is a gravelled driveway area at the front with an integral single garage. To the rear the garden is of a generous size and mainly to lawn with a flagged patio area. Viewing recommended.

[www.cavendishresidential.com](http://www.cavendishresidential.com)

## LOCATION

Curzon Park adjoins the south banks of the River Dee and was first laid out in the 19th Century. It is situated next to the Grosvenor Bridge and is well known for having some of the cities largest and most prestigious residences. Curzon Park also houses the Chester Golf Club and is also conveniently within walking distance of the cities amenities. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

## AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

### ENTRANCE PORCH

Canopy porch with exposed timbers and outside contemporary light. UPVC double glazed entrance door to the Reception Hall.

### RECEPTION HALL

Two ceiling light points, mains connected smoke alarm, digital thermostatic heating controls, single radiator and spindled staircase to the first floor. Oak panelled doors to the Cloakroom/WC, Dining Room, part-glazed door to the Living Room and double opening part-glazed doors to the Breakfast Kitchen.



### CLOAKROOM/WC

1.55m x 0.99m (5'1" x 3'3")

Low level dual-flush WC and wall mounted wash hand basin with mixer tap and tiled splash-back. UPVC double glazed window with obscured glass, extractor, single radiator with thermostat, ceiling light point and tiled floor.

### BREAKFAST KITCHEN

4.55m maximum x 4.45m maximum (14'11" maximum x 14'7" maximum)

Fitted with a modern range of gloss wood effect fronted units incorporating drawers, cupboards, shelving and wine rack with granite worktops and matching up-stands. Inset one and half bowl Rangemaster stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring Samsung electric touch control ceramic hob with extractor above and built-in Beko electric fan assisted oven and grill. Integrated microwave, fridge, freezer and dishwasher. Single radiator with thermostat, provision for wall mounted flat screen television, space for breakfast table and chairs, recessed ceiling spotlights, under-cupboard spotlighting, Amtico vinyl stone effect tiled flooring with decorative border, UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors to outside. Personal door to the garage.





#### LIVING ROOM

5.56m x 3.35m (18'3" x 11')

Feature 'hole-in-the-wall' log-effect electric fire with contemporary metal surround, UPVC double glazed French doors to the rear garden with double glazed side windows, television aerial point, telephone point, ceiling light point and single radiator with thermostat. Double opening part glazed doors with bevelled glass to the Dining Room.



#### LANDING/STUDY AREA

With space for small desk, fitted storage cupboards with sliding doors and book shelving, UPVC double glazed window overlooking the front, spindled balustrade, two ceiling light points, mains connected smoke alarm and spindled staircase to the second floor. Oak panelled doors to the Principal Bedroom, Bedroom Two, Bedroom Three and Bathroom.

#### PRINCIPAL BEDROOM

4.90m x 2.82m (16'1" x 9'3")

Fitted with a modern range of bedroom furniture incorporating three double wardrobes and dressing table with drawer units to each side. UPVC double glazed window overlooking the front, single radiator with thermostat and ceiling light point. Oak panelled door to En-Suite Shower Room.



#### DINING ROOM

4.67m x 2.54m extending to 3.10m (15'4" x 8'4" extending to 10'2")

UPVC double glazed window overlooking the front, single radiator with thermostat and ceiling light point.



### EN-SUITE SHOWER ROOM

2.57m x 1.24m (8'5" x 4'1")

Comprising: tiled shower enclosure with Triton wall mounted mixer shower with 'rain' shower head and sliding glazed door; wash stand with circular shaped wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls with a decorative border tile, extractor, chrome ladder style towel radiator, ceiling light point, tiled floor and UPVC double glazed window with obscured glass to rear.

### DRESSING AREA



### BEDROOM TWO

3.33m x 3.12m (10'11" x 10'3")

UPVC double glazed window overlooking the front, ceiling light point and single radiator with thermostat.



### BEDROOM THREE

2.95m maximum x 2.82m maximum (9'8" maximum x 9'3" maximum)

UPVC double glazed window overlooking the rear, ceiling light point and single radiator with thermostat and fitted double wardrobe with hanging space and shelving.



### FAMILY BATHROOM

2.54m x 1.85m extending to 2.44m (8'4" x 6'1" extending to 8')

Well appointed suite in white with chrome style fittings comprising: shower bath with mixer tap, wall mounted mixer shower, ceiling mounted 'rain' style shower head and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls with a decorative border tile, ceiling light point, extractor, chrome ladder style towel radiator and UPVC double glazed window with obscured glass.





## SECOND FLOOR LANDING

Small landing area with mains connected smoke alarm and wall light point. Door to Bedroom Four.

## BEDROOM FOUR

3.91m maximum x 3.18m narrowing to 2.26m  
(12'10" maximum x 10'5" narrowing to 7'5")

Pitched ceiling with two double glazed Velux roof lights and fitted window blinds, ceiling light point and single radiator with thermostat. Door to En-Suite WC.

## EN-SUITE WC

2.69m x 1.42m (8'10" x 4'8")

Low level dual-flush WC, vanity unit with wash hand basin, mixer tap, tiled splash-back and storage cupboard beneath. Chrome ladder style towel radiator, double glazed Velux roof light, extractor and two built-in eaves storage cupboards.

## OUTSIDE

To the front of the property there is a gravelled driveway with shrub borders and brick edging being enclosed by mixed hedging and wooden fencing. A gated pathway at the side provides access to the rear garden. External gas and electricity meter cupboards to side. Outside sensor lighting to side.

To the rear the garden is of a good size and laid mainly to lawn with a block paved patio area enjoying French doors from the Breakfast Kitchen and Living Room and stocked borders with wooden edging. The garden is fully enclosed by hedging and wooden fencing and enjoys a sunny aspect. Useful timber built garden shed, mature pear tree, outside water tap and two outside lantern style lights.

## REAR ELEVATION



GARDEN



## SINGLE GARAGE

5.72m x 2.49m maximum (18'9" x 8'2" maximum)

With an up and over garage door, two ceiling light points, power, electrical consumer board, UPVC double glazed door to outside, fitted worktop with cupboard and plumbing and space for washing machine beneath, wall mounted Worcester Greenstar 37cdi Combi condensing gas fired central heating boiler and personal door to the Breakfast Kitchen. The garage has been plastered internally and painted white with skirting boards and vinyl wood effect flooring.

## AGENT'S NOTES

\* Council Tax Band

\* Tenure - understood to be Freehold.

Purchasers should verify this through their solicitor.

\* Services - mains gas, electricity, water and drainage are connected.

\* The property is on a water meter.

#### DIRECTIONS

From Chester City centre proceed over the Grosvenor Bridge to the Overleigh roundabout and take the fifth exit into Curzon Park North. Then take the first turning left into Curzon Park South. Follow Curzon Park South and at the mini roundabout proceed straight across into Park Road West. The property will be found after some distance on the left hand side.

#### VIEWINGS

By arrangement with the Agent's Chester Office  
01244 404040.

#### PRIORITY INVESTOR CLUB

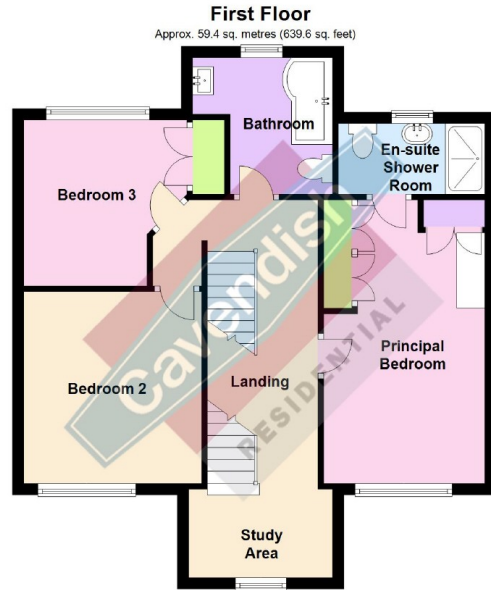
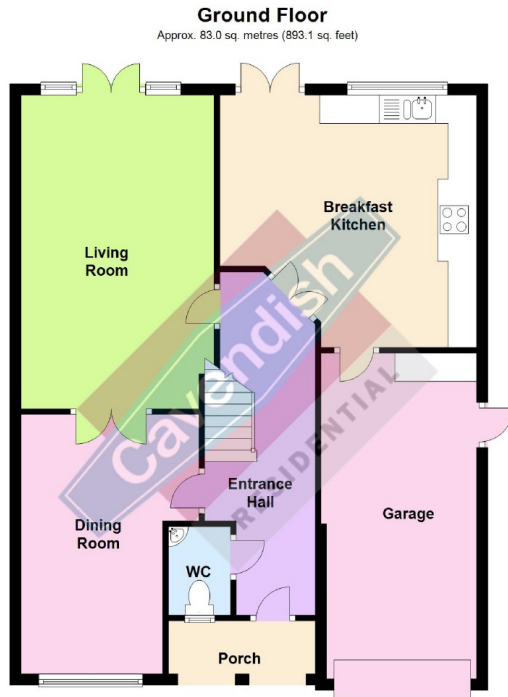
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk

#### AWARD WINNING AGENT



PS/CC

Park Road West, Curzon Park, Chester, Cheshire CH4 8BQ



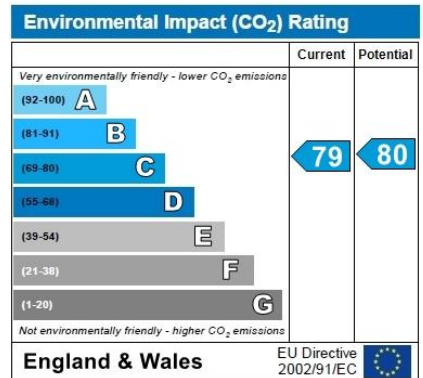
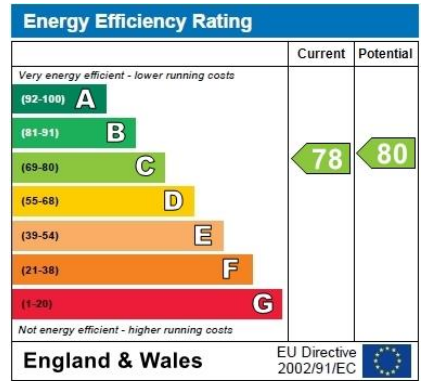
Total area: approx. 163.6 sq. metres (1761.3 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.



Hope House

