

# Town & Country

Estate & Letting Agents

Alun Crescent, Chester

£350,000



In a quiet Chester suburb, this detached family home offers potential for further development, benefiting from UPVC double glazing, gas central heating, and a spacious plot. It needs some modernisation and features a porch, living room, dining room, conservatory, kitchen, three bedrooms, bathroom, and separate WC. The property includes a driveway leading to a detached garage and a well-maintained rear garden.

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## DESCRIPTION

Located within a quiet cul-de-sac in a highly desirable Chester suburb, this detached family home occupies a generous-sized plot with potential for further development (subject to relevant planning permissions). Benefiting from UPVC double glazing throughout and gas central heating, the property requires some modernisation. The internal accommodation comprises a porch with a cloakroom WC, an entrance hall, a living room, a dining room, a conservatory, and a kitchen. The first-floor landing offers access to all three bedrooms, a bathroom, and a separate WC. Externally, the property is approached via a driveway that leads to a detached garage and an established lawn and shrub garden. Gated side access leads to a well-proportioned rear garden featuring a predominantly laid lawn, pathways, golden gravel areas, and a variety of plants, shrubs, and trees.



## 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, which was rated as "outstanding" by Ofsted, 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.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle

Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the 2nd exit onto Lache Lane, turn right onto Lache Park Avenue, turn left onto Alun Crescent. The destination will be on the left.

## ENTRANCE PORCH

The property is entered through a stained glass and leaded UPVC double-glazed front door with an opaque window to the front elevation. Inside, a glazed door leads to the entrance hall, with another door opening to the cloakroom WC.



## CLOAKROOM WC

Fitted with a low-level WC, a wash basin, a radiator, and an opaque window facing the front elevation.

## ENTRANCE HALL

16'9" x 6'9"

Stairs rise to the first-floor accommodation, with a storage cupboard below that includes a light and a window to the side elevation. There is also a fitted corner cloaks cupboard with a sliding door, a radiator, and internal doors leading to the living room, dining room, and kitchen.



## LIVING ROOM

18'2" x 13'0"

Featuring a slate-effect ornamental fireplace, the living room has a window to the front elevation with a radiator below and a second radiator near the glazed entrance door.



## DINING ROOM

11'9" x 10'4"

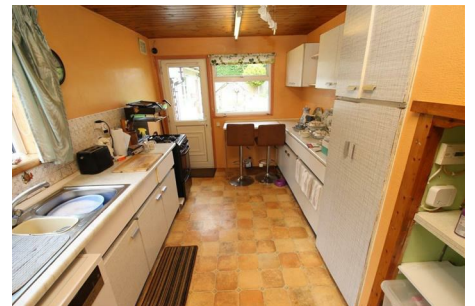
The dining room features a radiator, partially panelled walls, and a patio door opening to the conservatory.



## CONSERVATORY

10'7" x 8'3"

The conservatory is constructed with a UPVC double-glazed frame and features French doors opening to the rear garden.



## KITCHEN

15'3" x 8'6"

The kitchen is equipped with wall, base, and drawer units featuring tiled splashbacks, an inset stainless steel wall and half-bowl sink unit, and provisions for a washing machine. It includes windows facing both the rear and side elevations, a panelled ceiling, a wall-mounted Worcester gas boiler, and a UPVC double-glazed door opening to the rear garden.

## FIRST FLOOR LANDING

The landing features an open window facing the side elevation, access to the loft, and a built-in over stairs storage cupboard. Doors lead to all three bedrooms, as well as the bathroom and separate WC.



## BATHROOM

The bathroom includes a built-in cupboard housing the hot water cylinder, a panel bath with mixer tap and shower extension, along with a thermostatic shower. It also features a pedestal wash basin, partially tiled walls, and an opaque window facing the side elevation. Adjacent to the bathroom is a separate WC with its own opaque window to the side elevation.



## BEDROOM THREE

7'8" x 6'8"

With a window to the front elevation and a radiator.

## GARAGE

16'9" x 8'5"

The garage is equipped with power and lighting, and features an up-and-over garage door. It includes single-glazed windows on the rear and side elevations, as well as a side access door.



## BEDROOM ONE

12'2" x 9'9"

The bedroom is fitted with a range of wardrobes along one wall, featuring floor-to-ceiling sliding doors with two mirrored inserts. There is a window facing the front elevation with a radiator positioned below.



## EXTERNALLY

The driveway runs along the side of the property to a detached garage, alongside a front garden featuring lawns, shrubs, and golden gravel. Gated side access leads to the rear garden, which is generously sized and predominantly laid to lawn. It includes areas of golden gravel, paved pathways, and scattered shrub beds and borders, complemented by established plants and trees.



## BEDROOM TWO

12'0" x 10'2"

The bedroom features both a built-in wardrobe and fitted wardrobes with mirror inserts, as well as a chest of drawers and a luggage cupboard canopy. A window faces the rear elevation, complemented by a radiator.



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: D £2277

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

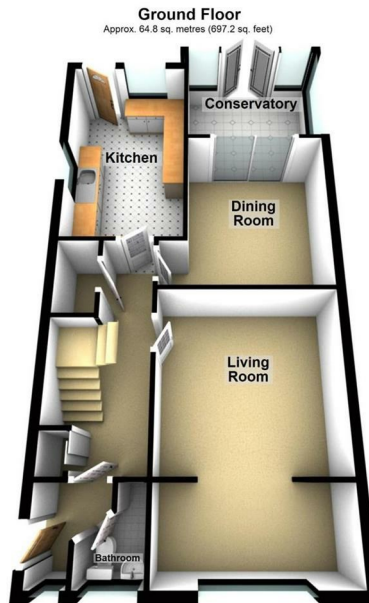
## SUBMIT AN OFFER

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

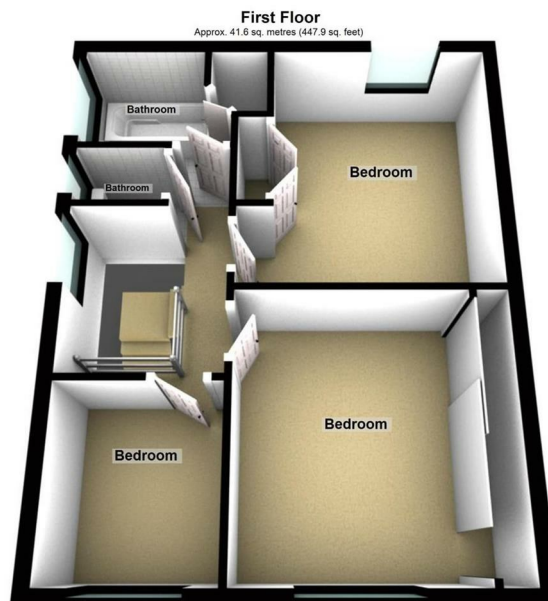
## MORTGAGE SERVICES

Town and Country Estate Agents Chester 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.**



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 must 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.