

# Town & Country

Estate & Letting Agents

Selkirk Drive, Curzon Park

£575,000



**VIRTUAL TOUR AVAILABLE:** Located in the highly sought after suburb of Curzon Park is this beautifully presented detached family home benefitting from ample off-road parking, gas central heating, UPVC Double Glazing and comprises an entrance hall, cloakroom WC, a living room, conservatory, a separate sitting room/dining room, through kitchen/dining room and a rear hallway with access to the garage. The first floor landing offers access, to a well presented contemporary bathroom suite and three bedrooms. Externally to the rear of the property is a beautifully presented and enclosed rear garden with a brick block patio area, chipped bark garden and a colourful array of plants, shrubs and trees.

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# Selkirk Drive, Curzon Park



## DESCRIPTION

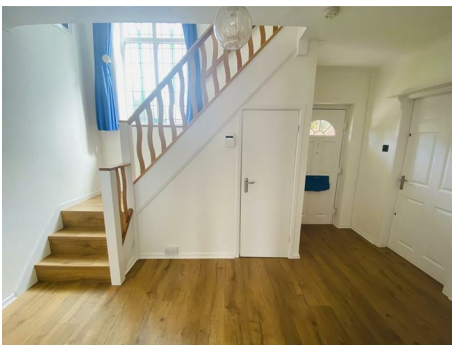
**VIRTUAL TOUR AVAILABLE:** Situated at the beginning of this highly sought after Chester address, Curzon Park, this beautifully presented, well maintained, detached family Home sits on a fan shaped plot with a large frontage, providing ample off-road parking and turning for a number of vehicles. The property enjoys the benefits of gas central heating along with UPVC double glazing and comprises an inviting entrance hall with a cloakroom WC off, a generous sized living room leading to a conservatory with use of the rear garden, a separate sitting room/dining room, a through kitchen/dining room and a rear hallway with access to the garage and to the laundry cupboard with room for a stacked washer dryer and housing the gas boiler. The first floor landing offers access to a well presented contemporary bathroom suite and three bedrooms. Externally to the rear of the property is a beautifully presented and enclosed rear garden with a brick block patio area, chipped bark garden and a colourful array of plants, shrubs and trees.

## LOCATION

Curzon Park is generally considered to be one of Chester's foremost residential locations being conveniently situated within walking distance of the City Centre and the local shopping facilities available in Handbridge and Westminster Park. There is primary and secondary schooling close at hand, together with the renowned Kings and Queens Independent Schools. Leisure facilities include golf courses, tennis club, squash court, fitness centre and the extensive facilities of the City Centre. Easy commuting is available via the M53 motorway which leads to the motorway network and the A55 North Wales Trunk Road.

## DIRECTIONS

From our office on Lower Bridge Street, head South on Lower Bridge St towards St Olave St., turn right onto Castle St and at the roundabout, take the 1st exit onto Grosvenor Rd/A483. Continue straight to stay on Grosvenor Rd/A483, at the roundabout, take the 3rd exit onto Hough Grn/A5104, turn right onto Selkirk Dr and the property will be on your left.



## ENTRANCE HALL

8'8 x 13'

A composite double glazed front door opens to timber laminate flooring, and an anthracite tower column style radiator, stairs off rising to the first floor accommodation with a W.C below and a stain glass window facing the front elevation. Glazed doors off open to

the kitchen and the sitting room, and a panelled door opens to the living room.



## LIVING ROOM

22'2 x 11'8

A bay window faces the front elevation with a fitted window seat and an anthracite horizontal column style radiator below. Central to the room is an anthracite tower column styled radiator and a further column style horizontal radiator is situated to the rear of the room with timber laminate flooring. The living room also houses a living flame gas fire with a marble hearth and ornate Adam style surround and a glazed door opens to the conservatory.



## CONSERVATORY

13'5 x 8'2

Constructed of a low brick wall, with timber laminate flooring along with a UPVC double glazed frame, with an integrated ceiling and window blinds along with two anthracite column style horizontal radiators and doors opening to the rear garden.



## SITTING ROOM

10'6 x 10'6

With timber laminate flooring, an anthracite column style radiator and French doors opening to the rear garden.



## KITCHEN/DINING ROOM

20'5 x 6'6

The kitchen is fitted with a range of orange wall, base and drawer units complimented by stainless steel handles, with work surfaces housing a stainless steel single drainer sink unit, the walls are partially tiled, the flooring is ceramic tiled. There is space for a cooker with an extractor hood above, along with plumbing for a dishwasher. There is also an anthracite column style radiator, a throughway opening to the rear hall and doors opening to the rear garden.



## DINING AREA

## REAR HALL

5' x 3'8

The rear hall is ceramic tiled with a window facing the rear elevation, a UPVC double glazed back door off, a composite door opening to the garage and an internal door opening to a laundry cupboard with space and plumbing for a stacked washing machine and dryer, wall mounted Worcester boiler, ceramic tiled floor and a window facing the rear elevation.



## FIRST FLOOR LANDING

Having timber laminate flooring, a window facing the front elevation, access to the loft via a retractable ladder, an airing cupboard and doors off opening to all three bedrooms and to the family bathroom.

## BATHROOM

7'5 x 5'8

A beautiful contemporary bathroom suite installed with a white three-piece suite, comprising a panelled bath with mixer tap and thermostatic shower above, a hidden cistern dual flush low level WC along with a wash hand basin with mixer tap. The flooring is ceramic tiled and the walls are fully tiled with a chrome heated towel rail and two illuminating mirrors.



## BEDROOM ONE

13'6 x 14

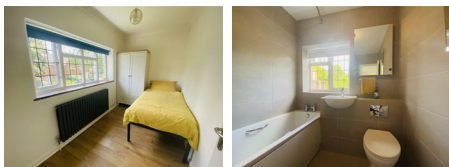
The principal bedroom has a window facing the rear elevation with an anthracite column style radiator below, timber laminate flooring, a vanity unit housing a wash hand basin with a luggage cupboard above and a range of fitted wardrobes along one wall, also with luggage cupboards above.



## BEDROOM TWO

10'6 x 9'4

Also with timber laminate flooring, a column style radiator and a window to the rear elevation with fitted cabinets below, housing a wash hand basin and a wardrobe with luggage cupboard above



## BEDROOM THREE

11'1 x 6

With timber laminate flooring, a window to the front elevation with an anthracite column style radiator below.



## EXTERNALLY

With a low brick boundary wall to the front and double iron gates opening to ample gravelled off-road parking positioned to the side of a manicured lawn with well stocked shrub and planted borders. A timber five bar gate situated to the side of the property opens to a further gravel area with an attached pod. To the rear, there is a relatively low maintenance rear garden enjoying a south-westerly facing orientation with a large block work patio area, chipped bark garden with various plants and shrubs all enclosed by timber fence panels. Mounted to the rear of the house is a floodlight and timber side access opens to an external water supply.



## ATTACHED POD

8'9 x 8'6

With power and light, air-conditioning, although currently utilised as a dog grooming facility this pod has various other uses as an outside gym or workspace.

## GARAGE

Accessed through double composite doors to the front having power and light and also accessible from inside the property.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.  
Council Tax: Band E - £2783

## 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.

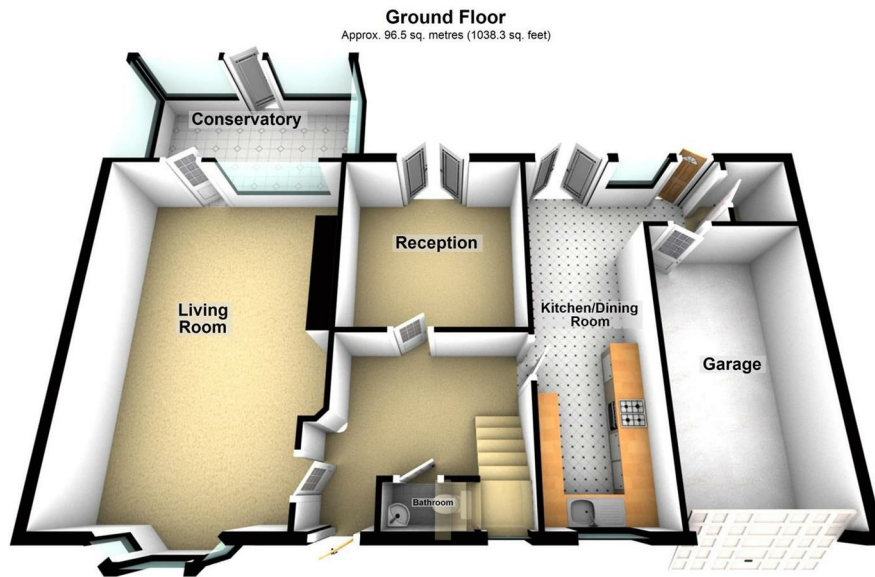
## SUBMIT AN OFFER

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

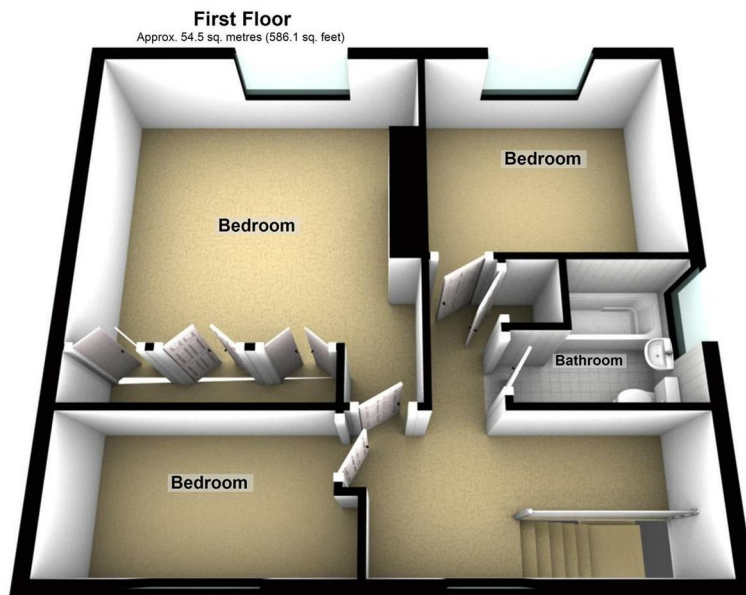
## MORTGAGE SERVICES

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. 150.9 sq. metres (1624.4 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	