

Town & Country

Estate & Letting Agents

Rowcliffe Avenue,
Westminster Park

Offers In The Region Of £350,000



A three-bedroom link detached house, located within the popular suburb of Westminster Park. This is fantastic opportunity for individuals wanting to make this property a family home, offering adaptable accommodation, having the benefit of mature gardens, a single garage and off-road parking. Available with no onward chain, viewing is essential to appreciate this lovely property.

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DESCRIPTION

Situated on a tree-lined street within this highly desirable Chester suburb, offering easy access to the city centre, local motorway networks and a wealth of day-to-day amenities. This three-bedroom link detached house enjoys the benefit of UPVC double glazing, along with gas central heating. The internal accommodation comprises of an entrance hall with a cloakroom WC off, a study, a living room featuring a living flame gas fire and a dining room having patio doors leading to the mature rear garden, the kitchen is fully fitted. The first-floor accommodation has a landing offering access to all three double bedrooms and the contemporary shower room. Externally to the front of the property is off-road parking positioned to the front of a single garage, alongside a predominantly lawned garden with gated side access opening to the enclosed rear garden, with a concrete patio area and central lawn with shrubs and border.

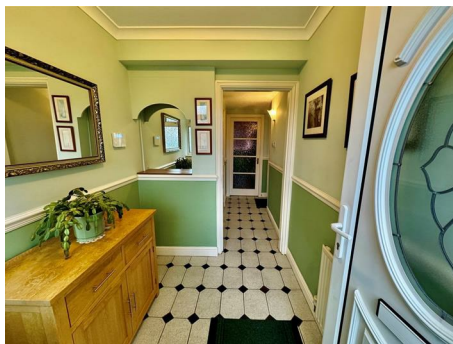


LOCATION

A sought-after address within the highly regarded area of Westminster Park, easy access is enjoyed to Chester city centre, which is within walking distance or a short car journey. Serviced by a number of local facilities including The Sandstone, Co-op, Fishmongers, Butchers, The Emporium and a number of take aways. Belgrave Primary School is within a short walk, which has a very good reputation, and local secondary schools include Queens Park High and Catholic High School. The Independent schools of Kings and Queens are also within easy reach. Other nearby amenities include the Chester Business Park, Curzon Park Golf Course, and the A55 southerly bypass with its links to the M53/M56 motorway network. The public Westminster Park is also within walking distance and has extensive fields, play area for children and BMX bike track.

DIRECTIONS

From our Chester Branch Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the second exit onto Lache Lane, turn left onto Rowcliffe Avenue, the property will be located on the lefthand side.



ENTRANCE HALL

14'8 x 5'6

The property is entered through an opaque leaded double-glazed front door having an opaque window to the side, a ceramic tiled floor with a radiator, glazed doors lead off to the study, dining room and an internal door opens to the cloakroom WC.

CLOAKROOM WC

The cloakroom WC has been installed with a contemporary dual flush low-level WC, a vanity unit with a wash basin and mixer tap, fully tiled walls with an electric heated towel rail and ceramic tiled flooring.

STUDY

13'0 x 5'4

Having a radiator, fitted shelves and a window facing rear elevation.



DINING ROOM

15'8 x 9'6

With an open staircase rising to the first-floor accommodation, two radiators, glazed doors opening to both the living room and kitchen with UPVC double-glazed patio doors leading to the rear garden.



LIVING ROOM

18'7 x 11'0

Having an inset living flame gas fire, a large window facing the front elevation with a radiator below and a second window to the property facing the side elevation.



KITCHEN

14'9 x 8'6

The kitchen is fitted with a range of wall, base and drawer units that are complemented by stainless steel handles. Lightwood grain effect work surfaces housing a stainless steel one-and-a-half bowl sink unit with a mixer tap. A window faces the rear elevation and a second window faces the side elevation. There is space for a cooker, plumbing for a washing machine and dishwasher along with further space for base level fridge and freezer. A built-in cupboard houses a conventional gas boiler with a storage cupboard and hanging above another door opens to a shelved pantry. There is also a UPVC opaque double-glazed door opening to the property's side elevation.

FIRST FLOOR LANDING

With a UPVC double-glazed door opening onto the garage roof, a large access hatch to the loft and a shelved airing cupboard. Further doors off open to all three bedrooms and shower room.



SHOWER ROOM

7'2 x 7'4

This room was formally a bathroom however, has been reconfigured to include an oversized corner shower enclosure with an electric shower and fitted seat. There is a dual flush low-level WC and vanity unit with a wash hand basin with a mixer tap. The walls are fully tiled with a chrome towel rail and an opaque window facing the side elevation.



PRINCIPAL BEDROOM

13'4 x 11'2

Having a large window facing the front elevation with a radiator below and sliding doors opening to a walk-in wardrobe measuring 8'4" x 5'3" with dual level fitted hanging and shelving above.



BEDROOM TWO

9'9 x 8'2

With a window facing the rear elevation and a radiator below.



BEDROOM THREE

9'9 x 7'8

With a window facing the rear elevation with a radiator below, this room features a range of fitted wardrobes with sliding doors, hanging and shelving located to one side of the room.

EXTERNALLY

The front of the property features a single garage, off-road parking and a lawned garden. Gated side access leads to the rear garden. The rear garden has a concrete patio area, lawned garden with shrubbed borders, a greenhouse along with an external water supply and tap. A UPVC double-glazed access door leads to a workshop, all of which is enclosed by a series timber fence panels.



REAR GARDEN

GARAGE

16'9 x 7'10

Accessed via an electric up-and-over garage door opening into the garage, benefitting from power and light and a doorway leading to the rear workshop space.

REAR WORKSHOP

10'2 x 7'9

Also benefitting from power and light with an opaque UPVC double-glazed door allowing access not only from the garage but also from the rear garden.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Banding 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.

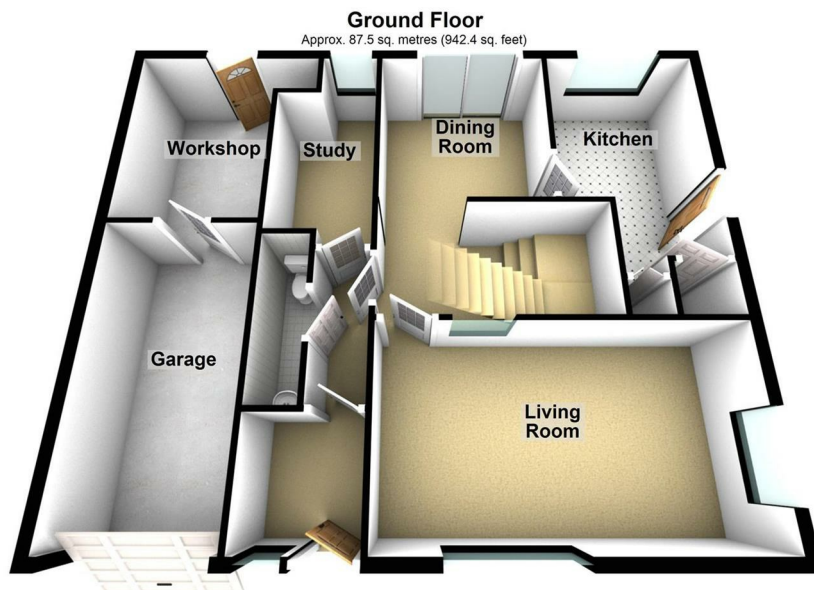
SUBMIT AN OFFER

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

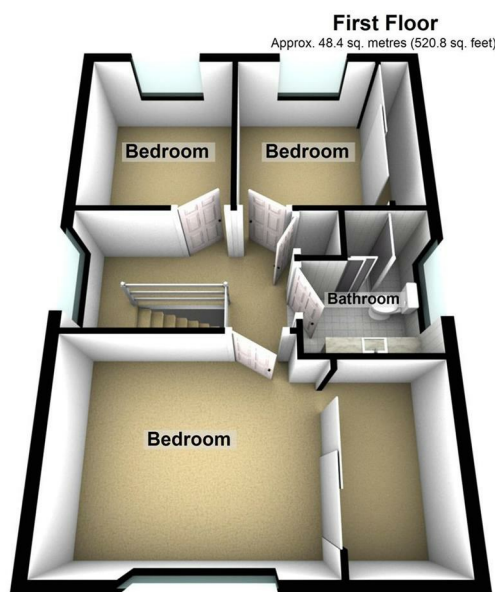
MORTGAGE SERVICES

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. 135.9 sq. metres (1463.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.