

# Town & Country

Estate & Letting Agents

Rowcliffe Avenue, Westminster  
Park

£450,000



This detached property has been both extended and modernised throughout and must be viewed to be fully appreciated. The property benefits from gas central heating and UPVC double glazing.

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## DESCRIPTION

This beautifully presented and extensively modernised detached family home is ideally located within a highly desirable suburb of Chester, offering convenient access to the city centre, major motorway networks, and the surrounding countryside. Thoughtfully extended and finished to a high contemporary standard throughout, the property provides spacious and versatile accommodation ideal for modern family living.



## 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.

## VESTIBULE

5'3 x 2'10

An opaque composite front door opens into the vestibule, which features grey wood-grain effect laminate flooring and an open thoroughway leading to the reception hall.

## RECEPTION HALL

15'6 x 7'4

The reception hall continues the grey wood-grain effect laminate flooring and includes a radiator and stairs rising to the first-floor accommodation. Partially glazed light oak veneer doors provide access to the living room and kitchen, with further light oak veneer doors opening to the study and cloakroom WC.



## CLOAKROOM WC

6'5 x 2'4

Installed with a modern white suite comprising a dual-flush

low-level WC and a vanity unit with countertop-mounted wash hand basin and mixer tap. The floor is ceramic tiled, the walls are partially tiled, and there is a radiator.

## STUDY

7'0 x 5'4

Featuring a radiator and a patio door opening to the rear garden.



## LIVING ROOM

18'6 x 10'8

With wood-grain effect laminate flooring, a radiator, a window overlooking the side garden, and a large window to the front elevation.



## KITCHEN

18'4 x 9'5

A stunning contemporary kitchen fitted with an array of grey wall, base, and drawer units, complemented by integrated plinth and under-counter lighting. The central island incorporates an induction hob with stainless steel extractor hood above and an integrated breakfast bar. Additional work surfaces house a stainless steel single-bowl sink with mixer tap. Integrated appliances include a stainless steel double oven, combination microwave/grill, fridge/freezer, and dishwasher. The room features ceramic tiled flooring, a radiator, a window to the rear elevation, a patio door opening to the rear garden, a large open thoroughway to the sitting/dining room, and a partially glazed light oak veneer door opening to the utility room.



## UTILITY ROOM

5'9 x 7'8

Fitted with light grey shaker-style wall and base units with work surfaces incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. Beneath is space and plumbing for a washing machine. The floor is ceramic tiled and there is a radiator.



## DINING/ SITTING ROOM

18'6 x 12'5

This attractive addition to the property continues the ceramic tiled flooring and benefits from two radiators, a high-level window to the rear elevation, full-length windows to the side elevation, and a large patio door opening onto a paved patio area. The ceiling features adjustable stainless steel downlights and two skylights.



## FIRST FLOOR LANDING

With an opaque window to the side elevation, access to the loft, and a built-in cupboard housing the gas combination boiler. Doors open to the bathroom and all three bedrooms, the principal bedroom benefiting from en-suite facilities.



## BATHROOM

7'0 x 7'4

Fitted with an attractive modern white three-piece suite comprising an L-shaped panelled bath with mixer tap and electric shower over, along with a protective screen. There is also a dual-flush low-level WC and wash hand basin. The floor is ceramic tiled, the walls are partially tiled, and additional features include an opaque side window, heated towel rail, recessed downlights, and an extractor fan.



## PRINCIPAL BEDROOM

18'6 x 10'4

(Measurements include dressing area and en-suite.)

Featuring a large window to the front elevation with radiator beneath. The dressing area is fitted with hanging rails and shelving, and a partially glazed light oak door opens to the en-suite shower room.



## EN SUITE SHOWER ROOM

Another attractive modern suite comprising an oversized shower enclosure with fixed overhead thermostatic shower, a vanity unit with integrated wash hand basin and mixer tap, and a dual-flush low-level WC. The floor is ceramic tiled, the walls are fully tiled, and the room also includes a chrome heated towel rail, recessed downlights, and an extractor fan.



## BEDROOM TWO

9'8 x 9'6

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



## BEDROOM THREE

9'6 x 8'0

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



## EXTERNALLY

To the front of the property is a low-maintenance garden laid with golden gravel and slate chippings, which can serve as overflow parking if required. The driveway leads to the garage and benefits from an external light and timber-gated access to the side garden. A timber gate opens to the side garden, which is both low maintenance and beautifully presented, predominantly laid with golden gravel and paving, interspersed with sleeper-edged planters and flower beds. Features include outside lighting, an archway, and an ornamental pond. The garden leads through to the rear garden, which is again low maintenance, featuring a decked pathway, slate chippings, paved and gravelled areas, a timber shed, and well-stocked sleeper-edged borders. The entire garden is enclosed by timber fence panels.



## GARAGE

18'0 x 8'0

Accessed from the front via an up-and-over door, the garage benefits from power and lighting, along with a UPVC rear access door.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: E £2924

## ARRANGE A VIEWING

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

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

## SUBMIT AN OFFER

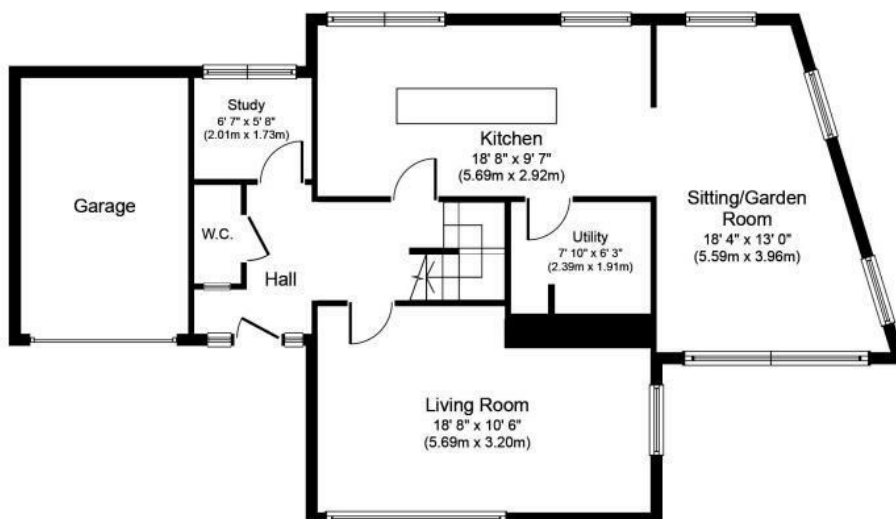
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

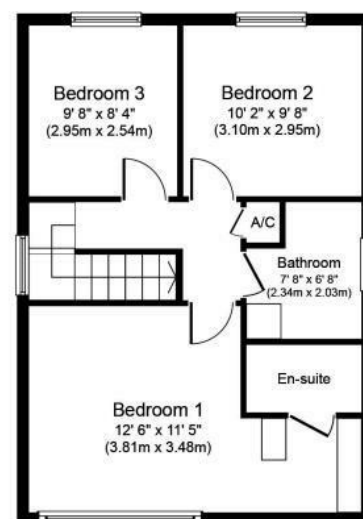
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.





**Ground Floor**  
Approximate Floor Area  
943 sq. ft.  
(87.6 sq. m.)



**First Floor**  
Approximate Floor Area  
510 sq. ft.  
(47.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	