

52 Rowcliffe Avenue, Westminster Park, Chester, CH4 7PW

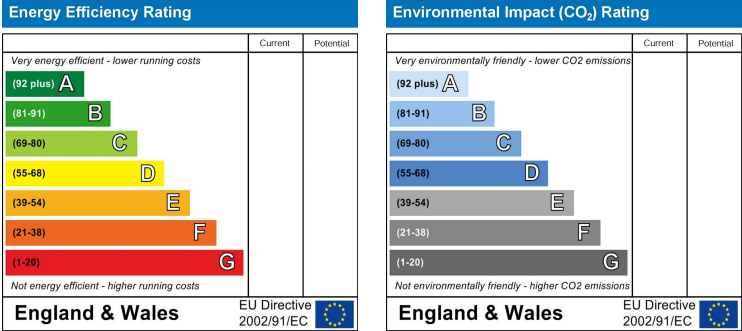
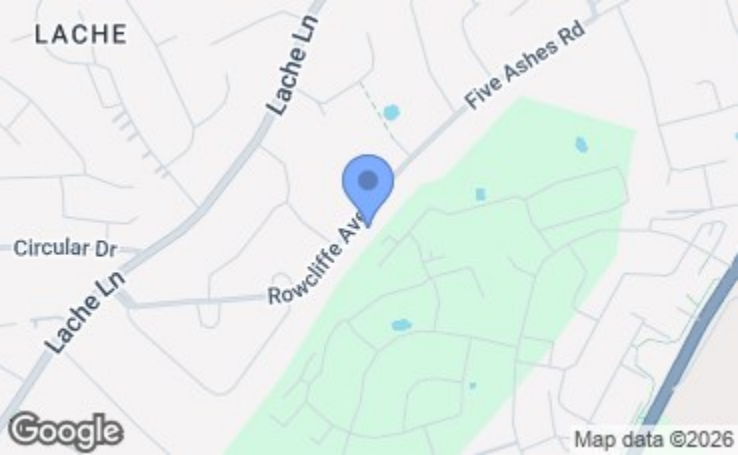
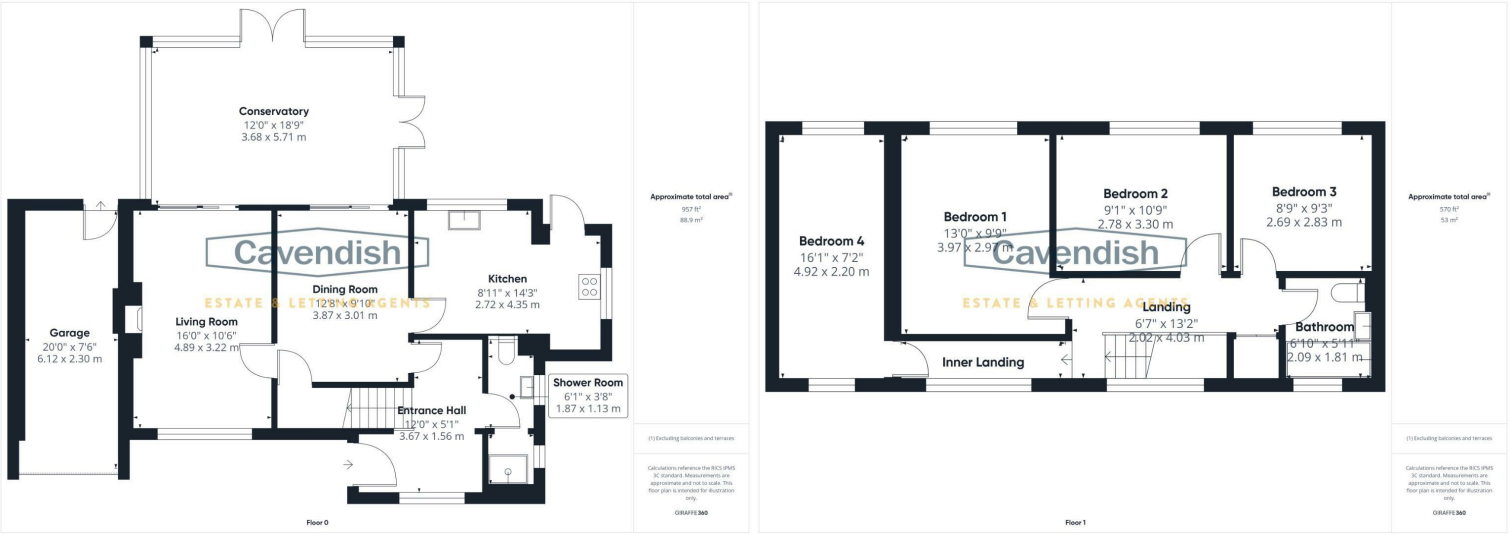
Cavendish
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52 Rowcliffe Avenue, Westminister Park
Chester,
CH4 7PW

Price
£550,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

GENEROUS GARDEN | IDEAL FAMILY HOME | FOUR BEDROOM DETACHED

Situated on the highly sought-after Rowcliffe Avenue in the popular suburb of Westminster Park, this well-presented four-bedroom detached home occupies a generous plot and offers excellent accommodation for modern family living.

The property opens into a welcoming entrance hall, leading to a convenient downstairs shower room, separate dining room and living room. To the rear, a large UPVC double-glazed conservatory provides an excellent additional reception space, with two sets of French doors opening directly onto the garden. The modern fitted kitchen offers a good range of storage and workspace, together with room for a small breakfast table and chairs.

To the first floor, the landing provides access to four well-proportioned bedrooms, along with a family bathroom fitted with a modern white suite. The property benefits from UPVC double glazing throughout and gas-fired central heating.

Externally, the front of the property features a lawned garden with established shrubbery, together with a block-paved driveway providing off-road parking and access to the single integral garage.

The rear garden is a particular feature of the property, offering a generous lawn and Indian stone-flagged patio, ideal for outdoor dining and entertaining. Mature shrubs and trees provide a pleasant, established setting, with the garden enclosed by a combination of wooden fencing and hedging.

An excellent family home offering generous living accommodation, a substantial garden and a desirable location within Westminster Park.

LOCATION

Rowcliffe Avenue is situated within the highly regarded Westminster Park area of Chester, a popular residential location offering a convenient combination of green open space, local amenities and excellent access to the city. Westminster Park itself provides a range of recreational facilities including playing fields, tennis courts, a golf course, children's play areas and an outdoor gym.

The property is well placed for everyday amenities, with a local shopping parade providing a range of useful facilities, while Chester city centre is approximately 1.5 miles away, offering an extensive selection of shops, restaurants, bars and leisure facilities. There are also good local bus services providing convenient access into the city. The area is particularly well positioned for access to Chester Business Park, Wrexham Road and the A55, providing excellent connections for commuters travelling throughout Chester, North Wales and the wider motorway network.

THE ACCOMMODATION COMPRISES:

COVERED PORCH



Outside light. UPVC double glazed entrance door to the entrance hall.

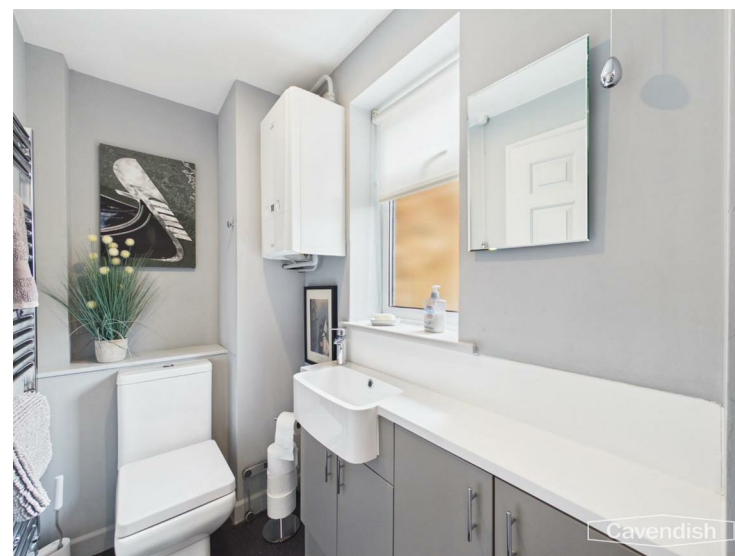
ENTRANCE HALL



UPVC double glazed window overlooking the front, double radiator with thermostat, burglar alarm control pad, ceiling light point, thermostatic heating controls, and staircase to the first floor. Doors to the downstairs shower room and dining room.

DOWNSTAIRS WC/SHOWER ROOM

3.63m max x 1.09m (11'11" max x 3'7")



Fitted worktop with wash hand basin, mixer tap and storage cupboards beneath; low level dual-flush WC; and wet shower with Mira electric shower, shower curtain and rail. Ceiling spotlight, extractor, UPVC double glazed window with obscured glass, and a wall mounted Ideal Logic Plus Heat H18 condensing gas fired central heating boiler.



DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridget's Court and Vincent Drive, before turning left into Castlecroft Road. At the T-junction turn right into Five Ashes Road, which leads into Rowcliffe Avenue and the property will be found after some distance on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENT'S NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * The property is protected by a burglar alarm. The alarm is annually serviced by Chester Security Systems.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this

property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

the rear garden.

GARAGE

5.99m x 2.26m (19'8" x 7'5")



Electronic roller shutter door, strip lighting, gas meter, electric meter, electrical consumer board, power, and UPVC double glazed personnel door.

OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and attractively landscaped with large Indian stone paved terrace and lawn with well stocked flower and shrub beds and borders being enclosed by wooden fencing. Mature apple tree, timber built garden shed, outside water tap, and screened bin storage area.



DINING ROOM

3.86m x 3.00m (12'8" x 9'10")



Ceiling light point, double radiator, and built-in downstairs storage cupboard with hanging space, shelving and coat hooks and light point. Doors to the living room and breakfast kitchen. and UPVC double glazed sliding patio doors to the conservatory.

BREAKFAST KITCHEN

4.37m x 2.72m extending to 2.82m (14'4" x 8'11" extending to 9'3")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl stainless steel sink

unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob, and built-in Stoves electric double oven and grill. Space for tall fridge/freezer, plumbing and space for dishwasher and washing machine, space for tumble dryer, coved ceiling with recessed LED ceiling spotlights, vinyl flooring, concealed under-cupboard lighting, space for small breakfast table and chairs, single radiator with thermostat, central heating and hot water controls, UPVC double glazed window with obscured glass to side, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

LIVING ROOM

4.90m x 3.23m (16'1" x 10'7")



Feature fireplace housing a 'Living Flame' coal-effect enclosed gas fire with composite stone inset and hearth and surround, three wall light points, single radiator, UPVC double glazed window overlooking the front, and UPVC double glazed sliding patio doors to the conservatory.

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CONSERVATORY

5.66m x 3.68m (18'7" x 12'1")



Large UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, two sets of French doors to outside, double radiator with thermostat, TV aerial point, and laminate wood strip flooring.

LANDING

4.01m max x 2.03m (13'2" max x 6'8")



UPVC double glazed window overlooking the front, spindled balustrade, single radiator, access to loft space, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving. Doors to bedroom one, bedroom two, bedroom three and bathroom. Opening to inner landing.

INNER LANDING

3.28m x 0.84m (10'9" x 2'9")

UPVC double glazed window overlooking the front. Door to bedroom four.

BEDROOM ONE

3.96m x 2.90m plus door recess (13' x 9'6" plus door recess)



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM TWO

3.30m x 2.74m (10'10" x 9')



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM THREE

2.84m x 2.69m (9'4" x 8'10")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM FOUR

4.78m x 2.21m overall (15'8" x 7'3" overall)



Dual-aspect bedroom currently utilised as a home office with UPVC double glazed windows overlooking the front and rear, contemporary tall radiator, and access to loft space.

BATHROOM



Modern white suite with chrome style fittings comprising: panelled bath with Mira Escape electric shower over and glazed shower screen; low level dual-flush WC; and worktop with circular wash hand basin, mixer tap and storage cupboard beneath. Part-tiled walls, vinyl floor covering, chrome ladder style towel radiator, mirror fronted medicine cabinet, wall light point, extractor, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden with shrubbery and a block paved driveway which leads to a single garage. A gated access to the right hand side of the house provides access to