

**Cavendish**

RESIDENTIAL

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## Curzon Park North

Curzon Park,  
Chester, Cheshire CH4 8AP

**No Onward Chain**  
**£825,000**

**\* PREMIER LOCATION \* CLOSE TO CITY CENTRE \* NO ONWARD CHAIN \* APPROX 0.4 ACRE PLOT.** A mature three bedroom house with attached annexe set in large gardens and situated in one of Chester's most prestigious residential locations. It is understood that the property was built in 1939 for the 'Browns family' of Chester with a later extension in 1980 which created the annexe. The accommodation, which offers scope for further enhancement and improvement, briefly comprises: open porch, reception hallway with wood block parquet flooring, cloakroom and downstairs WC, living room with cast-iron fireplace and 'living flame' coal-effect gas fire, UPVC double glazed conservatory, separate dining room, breakfast kitchen, side hallway providing access to the ground floor annexe, first floor landing, three good sized bedrooms, bathroom and small separate shower room. The ground floor annexe comprises: hallway, living room/dining area with bay window and fitted gas fire, kitchen, bedroom and bathroom. (Continued...)

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(Continued...) The property occupies a large plot extending to approximately 0.4 of an acre with gardens to the front side and rear, driveway parking and detached double garage. There is no onward chain involved in the sale of this property.

#### LOCATION

Curzon Park adjoins the south banks of the River Dee and was first laid out in the 19th Century. It is situated next to the Grosvenor Bridge and is well known for having some of the city's largest and most prestigious residences. Curzon Park also houses the Chester Golf Club. The property is situated within the Curzon Park conservation area and is ideally located within a short walk of the city's amenities. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.



#### AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

#### PORCH

Open porch with brick step. Wooden panelled entrance door with glazed inserts to the Reception Hall.

#### RECEPTION HALL

Original wood block parquet flooring, single radiator, secondary glazed window to front, ceiling light point, smoke alarm, thermostatic heating controls and spindled staircase to the first floor with built-in under stairs storage cupboard and light point. Doors to the Living Room, Dining Room, Kitchen and Cloakroom.



#### CLOAKROOM

2.72m x 1.47m (8'11" x 4'10")

Secondary glazed window to front, small single glazed frosted window, cupboard housing the electrical consumer board and two electric meters, hanging for cloaks with shelf above, single radiator, ceiling light point and tiled floor. Door Downstairs WC.

#### DOWNSTAIRS WC

1.93m x 1.07m (6'4" x 3'6")

Low level WC with concealed cistern, vanity unit with inset wash hand basin, fitted wall mirror, mixer tap and storage cupboard beneath, two single glazed frosted windows, part-tiled walls, single radiator, ceiling light point and tiled floor.



### LIVING ROOM

5.61m x 3.63m (18'5" x 11'11")

Dual-aspect reception room with secondary glazed window overlooking the front, double opening French doors to the rear garden, coved ceiling with two ceiling light points, two double radiators with thermostats and cast-iron fireplace with decorative tiled inlays and marble hearth housing a 'living flame' coal-effect gas fire with decorative surround. Double opening doors to the Conservatory.



### CONSERVATORY

4.45m x 3.18m (14'7" x 10'5")

Large UPVC double glazed Conservatory set on a brick-built base with a pitched polycarbonate roof, quarry tiled floor, four single power points and double opening doors to outside.



### DINING ROOM

4.06m x 3.48m (13'4" x 11'5")

Recessed fireplace with oak surround and composite stone hearth housing a fitted gas fire, single glazed window overlooking the rear garden, coved ceiling, two ceiling light points, double radiator with thermostat and serving hatch to Kitchen with drawer and cupboard unit beneath.



### KITCHEN

3.96m x 3.53m plus recess (13' x 11'7" plus recess)

Fitted with a range of white fronted base and wall level units incorporating drawers and cupboards with glazed display cabinets and laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring AEG electric hob with extractor above and built-in Tricity Bendix electric double oven and grill. Plumbing and space for dishwasher, space for tall fridge/freezer, three ceiling light points, double radiator with thermostat, tiled floor, serving hatch to Dining Room, space for breakfast table and chairs single glazed window to rear and single glazed window to side. Door to Utility Room.



#### UTILITY ROOM

3.45m maximum x 2.79m maximum (11'4" maximum x 9'2" maximum)

Fitted with a range of base and wall cupboards with a laminated worktop and inset single bowl stainless steel sink unit and drainer with mixer tap. Fluorescent strip light, quarry tiled floor, plumbing and space for washing machine, single glazed window to rear and sliding glazed door to outside with part-glazed side panel. Part glazed door to Side Hall.

#### SIDE HALL

3.10m x 1.52m (10'2" x 5')

Wooden panelled ceiling with ceiling light point, quarry tiled floor with two recessed mat wells, glazed door with double glazed side panel to front and part-glazed door with double glazed side panel to the rear garden. Door to Bungalow Annexe.

#### LANDING

Feature galleried style landing with spindled balustrade and oak hand rail, two secondary glazed windows overlooking the front, single radiator with thermostat, telephone point, two ceiling light points, access to the loft space and built-in airing cupboard housing the hot water cylinder with immersion heater and a wall mounted Worcester Greenstar RI gas fired central heating boiler. Doors to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and small Shower Room.

#### BEDROOM ONE

5.61m x 3.43m (18'5" x 11'3")

Dual-aspect bedroom which is fitted with a range of bedroom furniture incorporating two triple wardrobes, two bedside cabinets, a built-in double wardrobe, and built-in double cupboard with vanity unit, inset wash hand basin, wall mirror, light point and storage cupboard beneath. Two single radiators, coved ceiling with spotlighting and dimmer switch controls, TV aerial point and built-in cupboard with shelving.



#### BEDROOM TWO

4.09m x 3.45m (13'5" x 11'4")

Secondary glazed window overlooking the rear, single radiator with thermostat, coved ceiling, two ceiling light points and built-in wardrobe with hanging rail.





### BEDROOM THREE

3.61m x 3.12m (11'10" x 10'3")

Secondary glazed window to rear, coved ceiling, ceiling light point, double radiator and built-in storage cupboard with shelving.



### BATHROOM

2.36m maximum x 2.31m maximum (7'9" maximum x 7'7" maximum)

Modern white suite with chrome style fittings comprising: panelled bath; low level WC with concealed cistern; and fitted worktop with wash hand basin, mixer tap and storage beneath. Part-tiled walls, single radiator, ceiling light point, extractor, fitted wall mirror, wall light with electric shaver point, laminated tiled effect flooring and single glazed window with obscured glass.



### SHOWER ROOM

1.17m x 0.79m (3'10" x 2'7")

Low profile shower tray with wall tiling, a Mira Agile shower, extractor and ceiling light point.

### BUNGALOW ANNEXE

#### ENTRANCE HALL

1.75m x 1.47m (5'9" x 4'10")

Wall cupboard housing a fuse box, ceiling light point, smoke alarm and built-in cupboard housing a Worcester Greenstar 25i ERP condensing combi boiler with slatted shelving below. Doors to the Living Room/Dining Area, Bedroom and Bathroom.

#### LIVING ROOM/DIING AREA

4.78m plus bay window x 3.76m plus walkway (15'8" plus bay window x 12'4" plus walkway)

Double glazed bay window overlooking the front garden, two single glazed windows, glazed French door to side, raised tiled hearth housing a fitted gas fire, double radiator and single radiator with thermostats, carbon monoxide detector, five recessed ceiling spotlights, serving hatch to Kitchen and TV aerial point.



### KITCHEN

3.00m x 2.21m (9'10" x 7'3")

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops, a single bowl stainless steel sink unit and drainer with mixer tap, space for electric cooker, space for fridge freezer, small breakfast bar area, single glazed window and fluorescent strip light.

## BEDROOM

4.80m x 2.97m extending to 3.63m (15'9" x 9'9" extending to 11'11")

Single glazed window overlooking the rear garden, double radiator with thermostat, TV aerial point and two recessed ceiling spotlights.



REAR ELEVATION

## BATHROOM

Panelled bath, low level WC, fitted worktop with inset wash hand basin and tiled shower enclosure with Mira shower, curtain and rail. Fitted wall mirror, electric shaver point, single radiator with thermostat, fluorescent strip lighting, wall tiling to bath area, single glazed window with obscured glass and access to loft space.



## OUTSIDE

The property occupies a generous sized plot and is approached via a continuation of Curzon Park North accessed from The Serpentine. To the front there are neatly laid lawned areas, a flagged patio area located adjacent to the annexe and deep well stocked borders with mature shrubs and trees. A tarmac driveway leads to a detached garage. Additional tarmac parking area to side.

To the rear there is a large lawned garden which continues to the side with well stocked borders, block paving, concrete pathways and seating area being enclosed by established hedging and fencing. A pedestrian access gate leading out onto the Paddock. Outside water tap.





## GARDEN



## GARAGE

5.74m x 5.44m (18'10" x 17'10")

Detached double garage with a remote controlled electronic up and over sectional door, single glazed window, fluorescent strip lighting, rear personal door and power. To the rear of the Garage there is a useful courtyard area with outside cold water tap.

## AGENT'S NOTES

\* Council Tax Band G - Cheshire West and Chester.

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

\* Services - we understand that mains water, gas, drainage and electricity are connected.

## DIRECTIONS

From the agent's Chester office turn right out of Cuppin Street onto Grosvenor Street and at the roundabout take the second exit over the Grosvenor Bridge. Continue to the Overleigh Roundabout taking the fifth exit into Curzon Park North. Follow the road, past Curzon Park South and take the next turning left into The Serpentine. Then take the first turning right which is a continuation of Curzon Park North and the property will be found at the end of the small road.

## APPROXIMATE DISTANCES

Chester city centre 1 mile; Chester Business Park 1½ miles, Broughton 4 miles, Mold 12 miles, Wrexham 13 miles, Liverpool 26 miles; Liverpool Airport 29 miles, Warrington 28 miles, Crewe 28 miles, Manchester Airport 38 miles; Manchester 46 miles.

(Distances are approximate. Source RAC Route Planner)

## VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

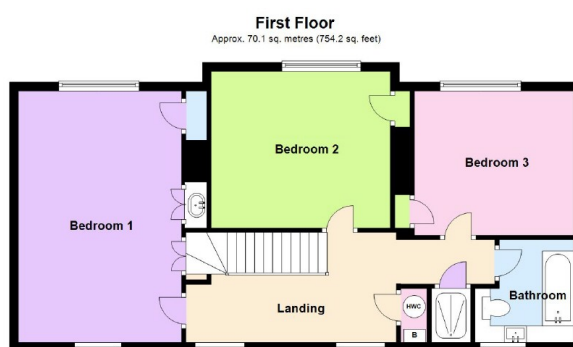
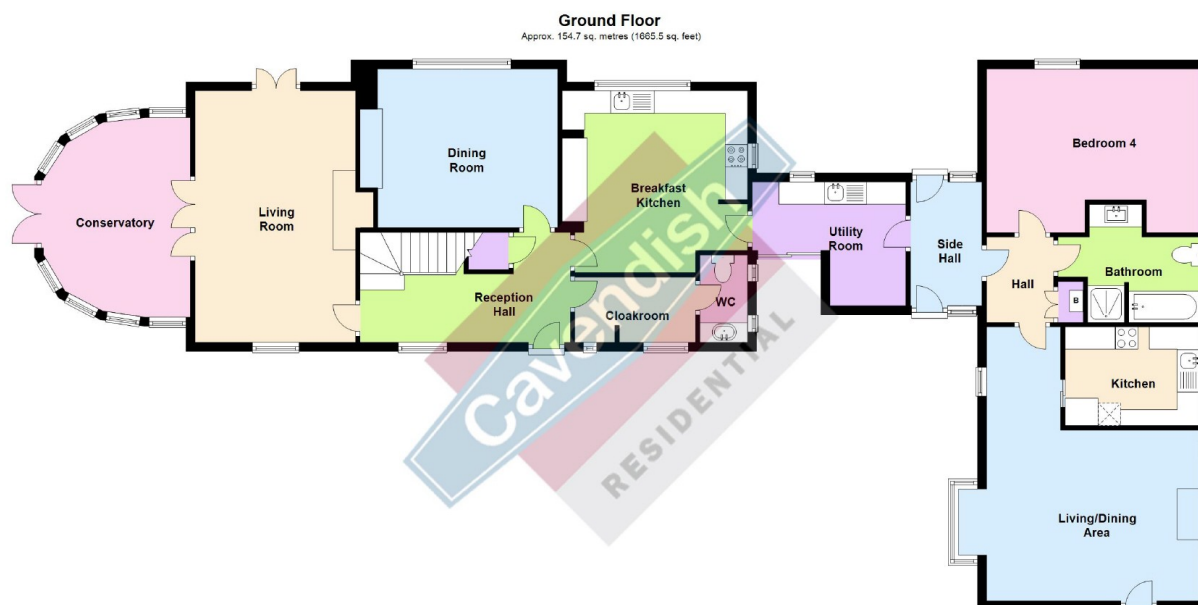
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## AWARD WINNING AGENT



PS/CC



Total area: approx. 224.8 sq. metres (2419.7 sq. feet)

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

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