



65 SHERBOURNE AVENUE
WESTMINSTER PARK, CHESTER

JACKSON-STOPS 

**65 SHERBOURNE AVENUE
WESTMINSTER PARK, CHESTER**

TOTAL APPROX. GROSS INTERNAL AREA: 1301 SQ FT / 120.86 SQ M

A WELL DESIGNED MODERN FAMILY HOUSE
SITUATED IN A PRIVATE AND CONVENIENT
LOCATION CLOSE TO WESTMINSTER PARK
SHOPS AND THE CITY CENTRE



DISTANCES

CHESTER CITY CENTRE 2 MILES
LIVERPOOL 24 MILES
MANCHESTER 38 MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Entrance hall
- Lounge
- Fitted Kitchen/Breakfast Room
- Utility with Separate W.C.
- Integral single garage
- 4 Double Bedrooms
- 3 Bath/Shower rooms (2 En-suite)

OUTSIDE

- Parking
- Lawned gardens with patio at the rear





LOCATION

65 Sherbourne Avenue occupies an extremely convenient location within a couple of miles drive of the centre of Chester, situated towards the end of a no through road within a modern development. Indeed, the property is within even shorter walking distance of the city centre, which is famous for its history and architecture including the Rows and city walls, and has many high street retailers complemented by out of town retail parks and supermarkets at the nearby Cheshire Oaks and Broughton Shopping Centres.

The city offers a good selection of both private and state schools including The Firs, Queens Park High School, The Catholic High School, and the King's & Queen's Schools, King's being almost opposite the property. In addition is Abbeygate College at Saighton, and The Grange at Hatford. On the recreational front there is sailing and rowing on the river, tennis and squash clubs on Wrexham Road, cricket, rugby and football clubs nearby, golf at Chester Curzon and horse racing on the Roodee Course.

COMMUNICATIONS

Owing to its location, 65 Sherbourne Avenue is conveniently placed for the Chester Business Park and within a mile by road from the southerly by-pass allowing for ease of access to the Wrexham Industrial Estate and Deeside Industrial Parks and other areas of commerce along the M53/M56 motorway corridors. The southerly by-pass connects with the national motorway network beyond Chester permitting daily travel to Liverpool and Manchester which are both served by international airports. Travel to London is available from Chester station via Crewe from which there is a 1 hr 40 mins service to Euston.





DESCRIPTION

65 Sherbourne Avenue is a detached property built in 2018 by Stewart Milne Homes, of brick and block under a tiled roof. It has been thoughtfully designed and provides well proportioned accommodation ideally suited to family living and also for anyone seeking to downsize to be close to local services and amenities. Being a modern building, the house is easy to maintain, and also provides all the attributes one might expect with such a house, including double glazing and high levels of insulation, and is therefore economically efficient to run.

The interior is finished to a high specification with quality kitchen and bathroom fittings, each bathroom having a slightly different style, and has been beautifully decorated throughout. The kitchen, which has plenty of space for a dining table and chairs, incorporates expansive storage, integrated Smeg appliances to include oven, microwave and dishwasher, and has double doors opening out to the garden, providing a for a great entertaining space particularly during the warmer months. There is a useful utility and good storage with the integral garage which houses a wall mounted Ariston boiler. The sitting room is a large room with space for two or there sofas, and is accessed directly from the kitchen and hall. At first floor level, the living space is extensive, including four double bedrooms, and three bath or shower rooms, two of which are en-suite.



OUTSIDE

The property is approached from the road to a tarmacadamed drive with lawn to one side and mature hedge providing a high degree of privacy. There is space for parking at least two vehicles. The main garden is to the rear of the house and is north west facing, as such it enjoys late afternoon and evening sun with a wide flagged terrace which is accessed directly from the kitchen, and the remainder being laid to lawn, surrounded by timber fencing.

PROPERTY INFORMATION

Address: 65 Sherbourne Avenue, Chester, CH4 7QU

Tenure: Freehold with vacant possession.

Services: Mains water, electricity, gas and drainage. Fibre Broadband connection.

Local Authority: Cheshire West & Chester Council -
T: 0300 123 8123

Council Tax: Band E

Viewing: Strictly by appointment via Jackson-Stops Chester office - T: 01244 328 361

Fixtures & Fittings: Unless specifically mentioned in these particulars, all contents fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items maybe available by separate negotiation.

what3words: ///rental.field.chose

Maintenance Charge: There is an annual payment in the region of £400.00, payable to The HML Group. This covers items such as maintenance of the small playground, gardening (including tree and grass maintenance), and certain insurances.



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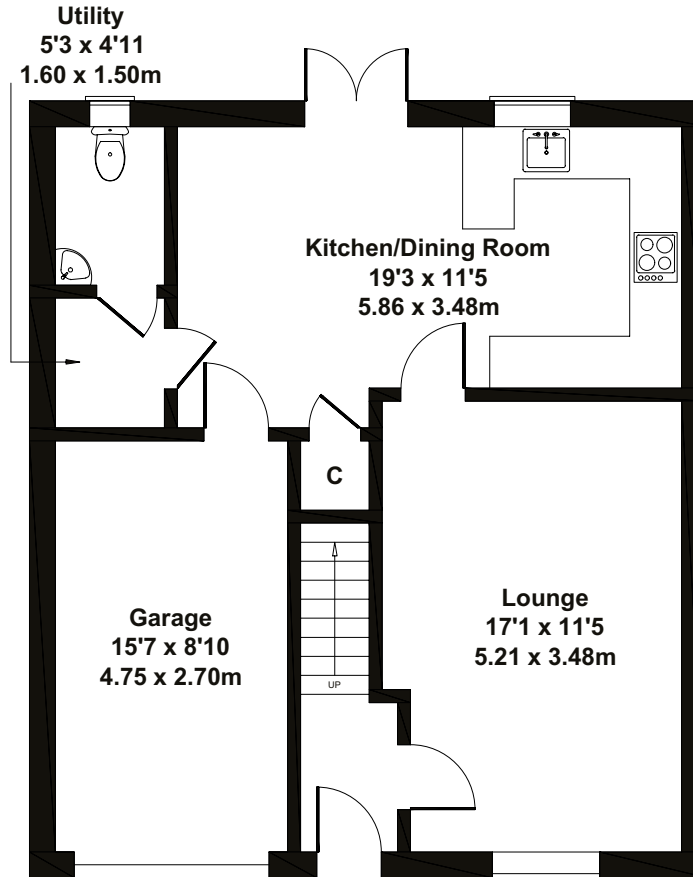
APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 1163 SQ FT / 108.04 SQ M

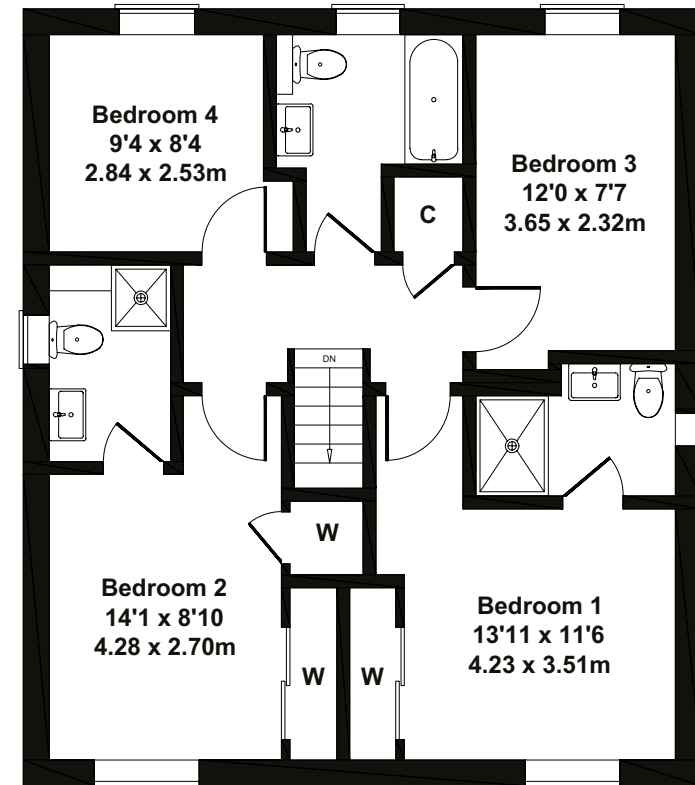
GARAGE = 138 SQ FT / 12.82 SQ M

TOTAL = 1301 SQ FT / 120.86 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor



First Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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