



2 Howe Road
Curzon Park, Chester



2 HOWE ROAD



A beautifully presented and substantial family home



2 Howe Road, Curzon Park,
Chester, Cheshire CH4 8AG



A spacious newly extended and refurbished family home within a prime residential address.

- Canopy porch
- Central reception hall
- Kitchen through dining room
- Sitting room
- Lounge
- Utility room and separate WC
- 4 double bedrooms
- 2 bath/shower rooms
- Newly renovated and extended
- High specification fixtures
- Enclosed gardens
- Extensive off-street parking
- Approximately 203 sq m (2,185 sq ft) GIA



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Situation

No 2 Howe Road is situated in a highly sought-after residential address within a short walk to the south west of Chester City Centre.

Nearby Handbridge and Westminster Park offer an excellent range of independent shops, including two award winning butchers, fishmongers, greengrocers and a Co-operative store, whilst Chester provides a comprehensive offering.

Local recreational facilities include tennis, football, cricket and croquet at Westminster Park Recreational Ground, tennis at

Chester Lawn Tennis Club, a local Nuffield Fitness Centre, golf at Chester Golf Club, horse racing at the Roodee Racecourse and sailing, rowing and canoeing on the River Dee.

Local state schools include Belgrave Primary School, rated "outstanding" by Ofsted, with secondary schooling at Queens Park High and Catholic High Schools in Chester. Highly acclaimed independent schools include King's and Queen's Schools in Chester, both within walking distance.

The property is well-placed for commuting to the commercial centres of the North West via the M53, leading to the M56 and M6

motorway networks. The A55, North Wales Expressway, gives access to Anglesey and the North Wales coastline. Chester Railway Station offers a direct service to London Euston within two hours.

The property

No 2 Howe Road is a beautifully presented and substantial family home located on the highly sought-after Howe Road, within the suburb of Curzon Park. The property has been the subject of two significant extensions, remodelling and refurbishing to a particularly high specification and finish throughout. The redevelopment programme includes rewiring, new uPVC double-

The property has been refurbished to a high specification throughout

glazed windows, central heating and high-specification fixtures and fittings throughout. The property now offers stylish and free-flowing accommodation, ideal for families or the downsizing market alike.

The accommodation

A pitched canopy porch gives way to a contemporary modern door with glazed sidelights opening into an airy central reception hall with oak laminate flooring, which runs throughout much of the ground floor accommodation. Off the reception hall is a cloakroom fitted with a two-piece Roca suite with chrome heated towel radiator, porcelain tile flooring and automatic motion detection lighting. Double doors open from the reception hall into a well-proportioned lounge featuring the original open fireplace within a mahogany surround with marble hearth.

The hub of the house is the open-plan family dining kitchen, which benefits from a westerly aspect. The kitchen itself is fitted with high-quality contemporary cabinets by Kutschenhaus with contrasting stone-effect handleless doors, including eye-level cabinets, pan drawers and a larder unit. A substantial central island includes an Elica ceramic hob with integral extractor fan and breakfast bar. Quality integrated Siemens appliances include an eye-level electric fan oven, combination microwave and warming drawer. Further integral appliances include a full height fridge and freezer and a dishwasher. Porcelain tile flooring runs throughout the kitchen, which benefits from south-facing bifold doors leading out to a paved rear courtyard. Opening from the kitchen is a large family dining area with access to the utility room, housing the gas combination central heating boiler, with plumbing for laundry appliances. Occupying the southern wing of the property is a light and airy sitting room, having dual aspects and featuring oak laminate flooring and bifold doors opening to the rear courtyard garden.

Off the hallway, a turned light oak staircase with oak handrail rises to the first-floor landing with loft access. The master bedroom enjoys twin aspects and features a built-in wardrobe with

automatic lighting. The luxurious en suite features a built-in shower with Nabis thermostatic drench head shower, a contemporary Roca two-drawer wall-hung vanity unit, a WC, a chrome heated towel rail and quality porcelain tiling. There are three further generous double bedrooms; one having fitted wardrobes and all having pleasing views.

The spacious family bathroom is particularly noteworthy, luxuriously fitted with a free-standing slipper bath with floor-mounted free-standing mixer taps with shower head. The family bathroom also includes a walk-in shower with thermostatic drench head shower, enclosed cistern WC and a Roca two-drawer wall-hung vanity unit and quality porcelain tiles.

Outside

The property sits behind a low brick wall with quality Jackson fencing with brick gateposts opening onto a spacious gravelled driveway with turning head. The front garden is mainly laid to lawn with some retained borders.

The rear garden is hard landscaped with a combination of quality pavements intersected by decking and features an array of raised brick planting beds, along with an outdoor food preparation area. The rear garden benefits from power points, a cold-water supply and LED outdoor lighting.

Services

Mains water, drainage, electricity and gas.

Tenure

The property is offered freehold with vacant possession upon completion.

Fixtures and fittings

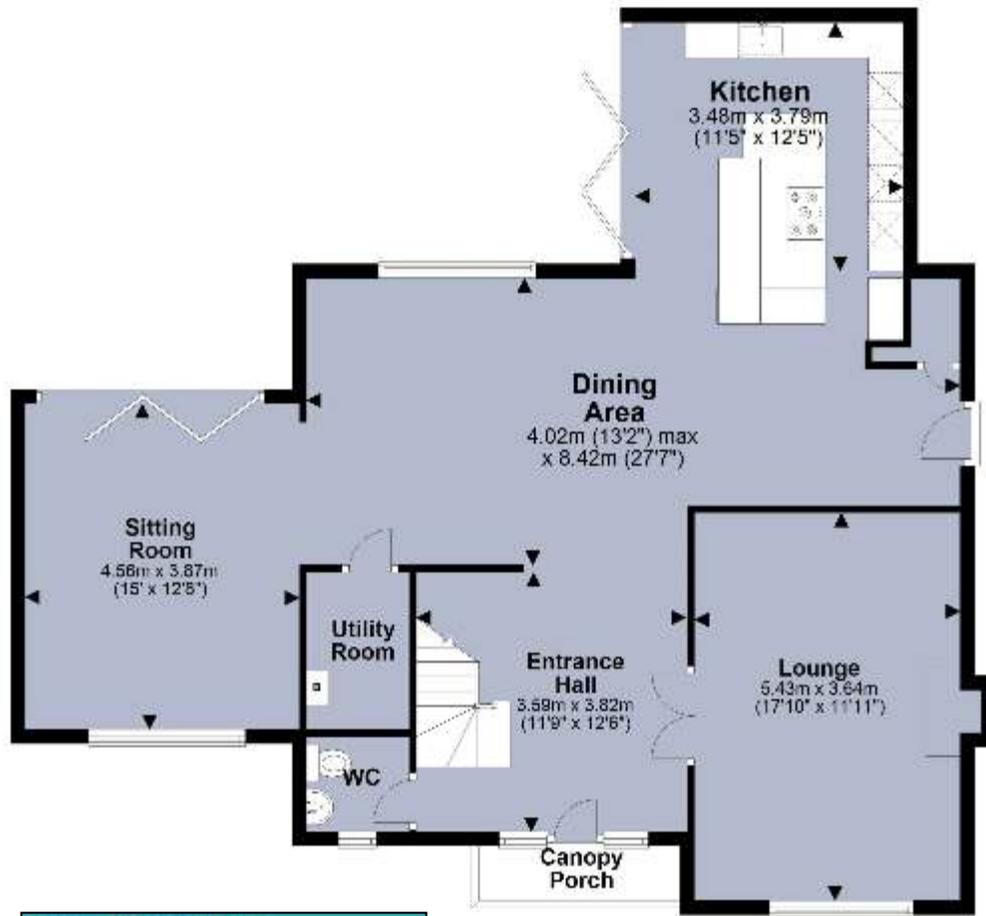
All fixtures and fittings, furniture, carpets, curtains, lighting, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.



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Ground Floor

Approx. 110.0 sq. metres (1184.2 sq. feet)



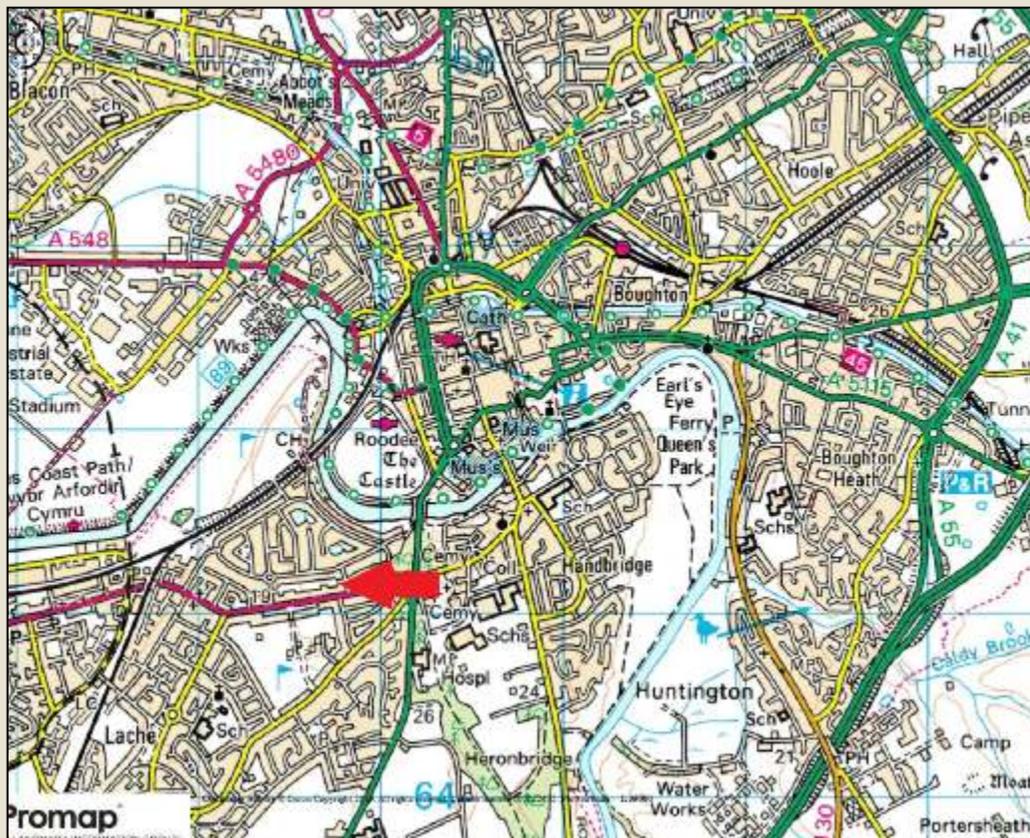
First Floor

Approx. 93.1 sq. metres (1002.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The gardens are mainly laid to lawn and hard landscaped



Approximate Travel Distances



Locations

- Chester City Centre - 1 mile
- Liverpool - 26 miles
- Manchester - 45 miles



Nearest Stations

- Chester - 1.5 miles



Nearest Airports

- Liverpool John Lennon - 28 miles
- Manchester - 36 miles

Directions

From Chester head south crossing the River Dee along the Grosvenor Bridge and upon reaching the Overleigh Roundabout, take the fifth exit into Curzon Park along Curzon Park North. Turn first left onto Curzon Park South and first left onto Howe Road, where the property will be seen on your right-hand side.

Viewings

Strictly by appointment through the selling agents Fisher German. T: 01244 409660; E: chesteragency@fishergerman.co.uk

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