



31 Carrick Road
Chester, Cheshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome three/four bedroom detached period property located in a sought-after residential area

A charming family home with a versatile layout, featuring well-presented, neutrally-decorated accommodation arranged over two floors, sensitively combining modern amenities with high ceilings and some original fireplaces. It is located in a popular area to the south of the River Dee on the fringes of the city centre, near to local and city amenities.



**2/3
RECEPTION
ROOMS**



**3/4
BEDROOMS**



3 BATHROOMS



**PRIVATE
PARKING**



GARDEN



FREEHOLD



**EDGE OF CITY
LOCATION**



1,798 SQ FT



**GUIDE PRICE
£750,000**



The property

31 Carrick Road is a handsome white-rendered family home, sensitively extended by the current owners to provide almost 1,800 sq ft of light-filled accommodation arranged over two floors, combining modern amenities with period features including leaded glazing, high ceilings and original fireplaces, creating a warm and comfortable home.

Designed with family living and entertaining in mind, with a versatile layout, the ground floor offers elegant neutral décor and flows from a welcoming reception hall with useful integrated storage. It includes a sitting room with a cast iron fireplace and front aspect bay window, and a spacious vaulted drawing room with feature electric fire. The drawing room offers wraparound windows with French doors opening onto the rear terrace, and double doors leading to the part-vaulted kitchen/breakfast room.

This generous space is designed for both style and functionality, featuring flagstone flooring, a range of wall and base units, complementary worktops and

splashbacks, a Belfast sink, and modern integrated appliances. French doors provide a seamless connection to the terrace, enhancing the opportunity for indoor-outdoor living. Both the drawing room and kitchen/breakfast room benefit from underfloor heating and velux roof windows (all recently replaced), ensuring an abundance of natural light throughout.

The ground floor accommodation is completed by a double bedroom (or additional reception room) with a bay window and built-in wardrobes and a neighbouring contemporary wet room tiled by Mandarin Stone.

On the first floor a split-level landing gives access to a principal bedroom with double doors to an en suite shower room, two further double bedrooms, both with built-in wardrobes and one with a deep raised bay with feature glazing, and a family bathroom with corner bath and integrated storage. The loft is accessed on the landing via pull down ladder, and is boarded for storage.



Outside

Set behind low-level walling topped by mature hedging and having plenty of kerb appeal, the property is approached through a pedestrian gate and twin stone pillars over a low-maintenance block-paved driveway providing private parking for multiple vehicles, screened from neighbours on each side by mature hedging and trees.

The well-maintained enclosed garden to the rear is laid mainly to lawn bordered by well-stocked shrub beds and mature trees and features a garden shed and a generous wraparound paved terrace enclosed by low-level walling.

Location

The property sits on the south side of the River Dee near to Westminster Park and Handbridge, which offer an excellent range of local shops. It is ideally located to walk into central Chester and along the River Dee.

The historic city of Chester provides extensive national and independent retailers including its

unique medieval Rows, complemented by out-of-town retail parks, together with sporting, leisure and entertainment facilities including numerous pubs, bars and eateries as well as water sports on the River Dee, tennis, football, cricket, golf and croquet at Westminster Park Recreational Ground, a lawn tennis club, fitness centre, a Par 71 golf course at Chester Golf Club and horse racing at the Chester Roodee Racecourse.

Communications links are excellent: the A55 North Wales Expressway offers excellent links to the M53, M56 and key regional centres in Wales and England, and Chester station provides regular direct services to London Euston in around two hours.

Schooling in the area is well provided with two state schools, and King's and Queen's independent schools, all within 1.6 miles.

Directions

Post Code CH4 8AN

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Distances

- Chester 2 miles
- Ellesmere Port 9.6 miles
- Wrexham 10 miles
- Birkenhead 18.6 miles
- Liverpool 27 miles
- Liverpool John Lennon Airport 29 miles

Nearby Stations

- Chester (London Euston 2 hours 8 minutes)

Key Locations

- Chester's Roman City Walls
- Chester Roman Amphitheatre
- Chester Castle: Agricola Tower and Castle Walls
- Peckforton Castle
- Beeston Castle
- Chester Zoo
- Blue Planet Aquarium
- Chester Racecourse
- Chester Meadows

- Westminster Park Recreational Ground
- Chester Cathedral
- River Dee
- North Wales Coastline (Flint 15.0 miles, Prestatyn 29.7 miles)

Nearby Schools

- Queen's Park High School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- Chester International School
- The Grosvenor Park CofE Academy
- The Queen's School
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- Dee Banks School
- The Firs
- The Hammond





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 1,798 sq ft (167 sq m)

For identification purposes only.

General

Local Authority: Cheshire West and Chester

Services: Mains electric, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

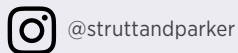
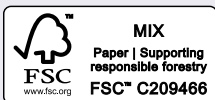
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