



FIR TREE AVENUE, WESTMINSTER PARK

OFFERS IN EXCESS OF £400,000

- THREE BEDROOM BUNGALOW
- GARAGE
- NO ONWARD CHAIN
- WRAP AROUND GARDEN
- MODERN INTERIOR
- SOUGHT AFTER LOCATION

DWELL

FIR TREE AVENUE, WESTMINSTER PARK

3
BED

1
BATH

1
RECEPTION

Tucked away within a quiet and sought-after cul-de-sac in Westminster Park, this attractive three-bedroom detached bungalow offers well-balanced accommodation, modern interiors and a private, mature garden-ideal for those seeking comfortable single-level living in a highly convenient Chester location.

Set back from the road behind a neatly maintained front garden, the property enjoys excellent kerb appeal. Upon entering, a welcoming hallway provides access to all principal rooms, enhancing the practicality of the layout. At the heart of the home is a spacious living/dining room, extending over 21ft, offering a bright and versatile space perfect for both relaxing and entertaining, with large windows allowing natural light to flood in.

The modern fitted kitchen has been stylishly updated with a range of sleek wall and base units, complementary work surfaces and integrated appliances. A rear door provides convenient access to the garden, making it both functional and well-suited to everyday living.

The accommodation includes three well-proportioned bedrooms, all thoughtfully arranged to suit a variety of needs, whether as sleeping quarters, guest rooms or a home office. The

contemporary shower room is finished to a high standard with modern tiling and fittings, while a separate WC adds further convenience.

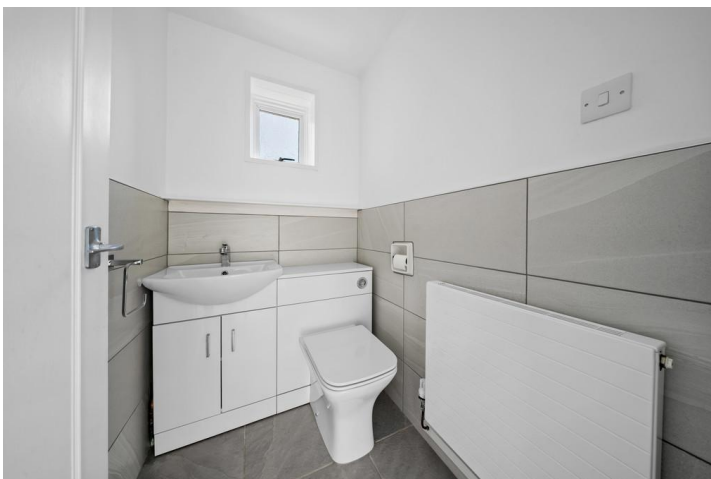
Externally, the property continues to impress. The rear garden is private and mature, featuring a mix of patio and planted areas, ideal for outdoor dining and relaxation. A useful garden room/conservatory provides additional flexible space, perfect for hobbies or storage. To the front, the garden is well-kept with established planting, enhancing the overall appeal. There is also a separate garage and driveway parking.

Westminster Park is a highly regarded residential area located just a short distance from Chester city centre. The area benefits from a range of local amenities including shops, supermarkets, and well-regarded schools. Excellent transport links are close by, with easy access to the A55 and major motorway networks, as well as regular bus routes into the city.





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DWELL

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		85
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Dwell
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@dwellstateagents.co.uk
dwellstateagents.co.uk

TOTAL FLOOR AREA 710 sq ft / 66 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.