



QUEENS PARK VIEW, HANDBRIDGE, CHESTER

OFFERS IN EXCESS OF £325,000

- SOUTH WEST FACING COURTYARD
- DRIVEWAY PARKING
- BAY-FRONTED LIVING ROOM

- WALKING DISTANCE TO CHESTER CITY CENTRE AND THE RIVER DEE
- MODERN FITTED KITCHEN EXTENDING OVER 19FT

DWELL

QUEENS PARK VIEW, HANDBRIDGE, CHESTER

3
BED

1
BATH

2
RECEPTION

A beautifully presented and deceptively spacious three-bedroom period terrace occupying a sought-after position within the highly desirable area of Handbridge, offering over two floors of versatile accommodation, off-road parking and a low-maintenance courtyard garden, all within walking distance of Chester city centre and the River Dee.

This attractive bay-fronted home combines the character and proportions associated with Chester's Victorian and Edwardian terraces with a modern interior that has been thoughtfully updated throughout.

The accommodation opens into a welcoming entrance hall which leads through to the elegant living room positioned at the front of the property. Enjoying a large bay window that floods the room with natural light, this comfortable reception space features high ceilings, attractive proportions and a feature fireplace.

Beyond, the property opens into a substantial second reception room which serves as a dining and family room. This impressive space forms the heart of the home and offers excellent flexibility for modern lifestyles, with ample room for formal dining, entertaining guests or family gatherings.

The room benefits from a pleasant outlook towards the rear courtyard and provides a natural transition between the front living accommodation and the kitchen.

To the rear is a generously proportioned fitted kitchen extending over 19 feet in length. Well-appointed with a comprehensive range of contemporary wall and base units, extensive work surfaces and integrated cooking appliances, the kitchen offers excellent storage and preparation space. Large windows and a glazed rear door allow plenty of natural light, while providing direct access to the outside space. Adjacent to the kitchen is a useful ground floor WC.

The first-floor accommodation is arranged around a spacious landing and comprises three bedrooms and a family bathroom. The principal bedroom is a particularly impressive double room positioned to the front of the property, offering excellent floor space. The second bedroom is another generous double room, while the third bedroom provides an ideal guest bedroom, nursery, dressing room or home office, catering perfectly for modern working requirements.

The family bathroom is fitted with a contemporary white suite incorporating a panelled bath with

shower over, wash basin and WC, complemented by neutral tiling and natural light from the window.

Externally, the property continues to impress. To the front is a block-paved driveway providing valuable off-road parking, a highly desirable feature in this central Chester location. To the rear is an enclosed south-west facing courtyard garden, enjoying sunshine throughout much of the day and into the evening. Designed for low maintenance, the space provides an ideal setting for outdoor dining, entertaining and relaxing, with a patio seating area, artificial lawn, useful storage and secure rear access.

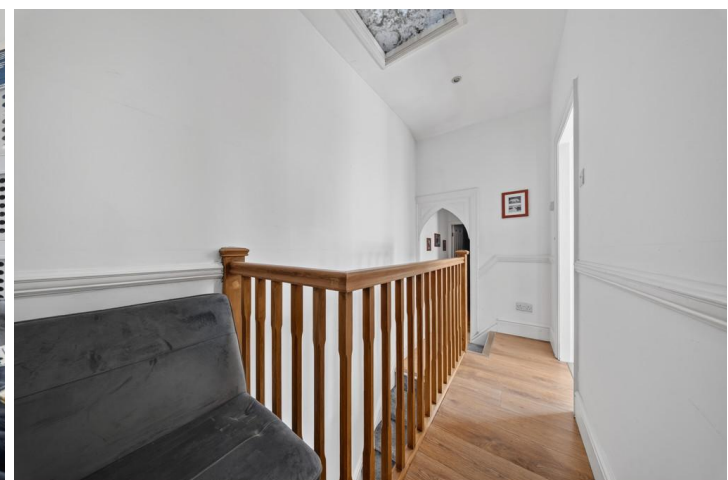
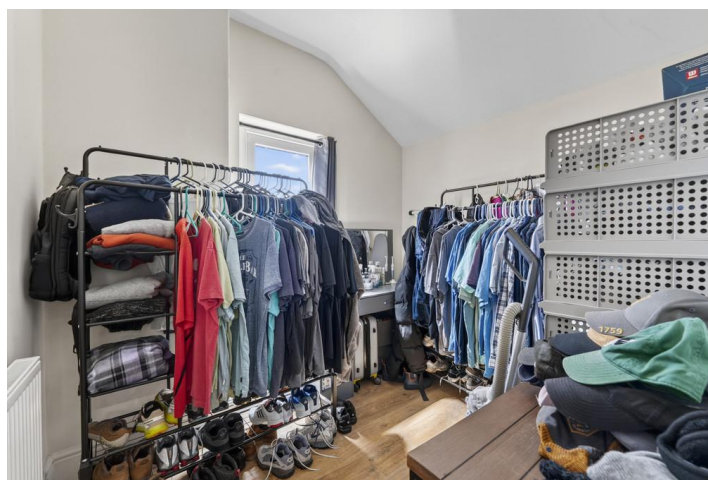
Handbridge remains one of Chester's most prestigious and sought-after residential locations. Situated south of the River Dee, the area is renowned for its attractive period homes, mature tree-lined streets and excellent access to the city centre. Residents enjoy a unique balance between city living and a quieter residential environment.

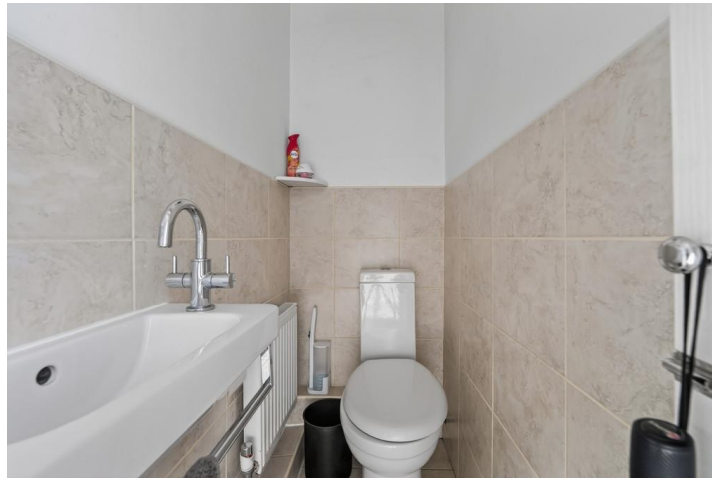
The historic city centre is accessible on foot via the iconic Queens Park Suspension Bridge, placing Chester's renowned shopping, dining and leisure facilities within easy reach. The city's famous Rows, independent boutiques, restaurants, cafés and bars are all nearby along with cultural



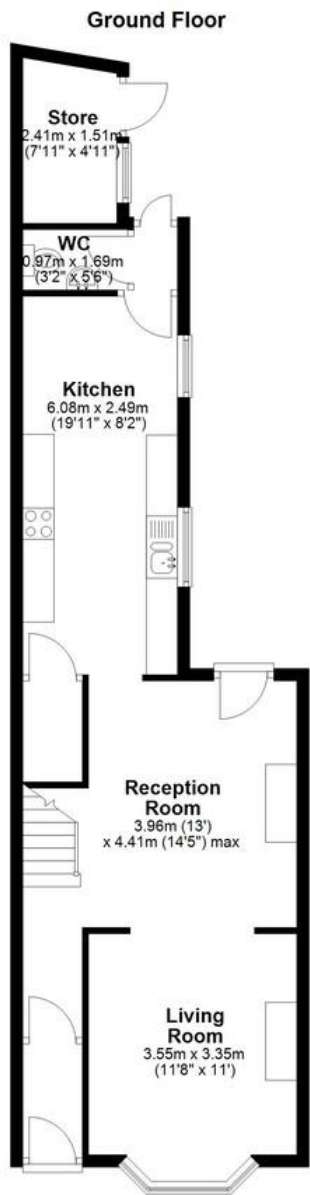


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DWELL



TOTAL FLOOR AREA 1,074 sq ft / 100 sq m

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

COUNCIL TAX
Band B

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		
69-80	C		80
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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