



25 Walmoor Park  
CHESTER, CHESHIRE



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A detached distinctively designed home situated in an idyllic location occupying a private end plot within the highly sought after Walmoor Park, adjacent to the River Dee.



## FEATURES

- Three/ four bedrooms
- Within walking distance to city centre
- Extensive basement storage
- Adjacent to Sandy Lane and River Dee
- Tandem double garage
- Electric car charging point
- Scope for modernisation







## DESCRIPTION

An impressive and distinctively designed 1960s build home nestled in the highly sought-after residential cul-de-sac of Walmoor Park, close to the picturesque River Dee and within walking distance to the historic city of Chester. The property has been immaculately maintained by the current owners and has recently been re-rendered. It offers ample living space with potential for modernisation, presenting an excellent opportunity to create your perfect home in a prime location.

The accommodation, which is arranged across three split levels comprises; a spacious entrance hall, cloakroom, kitchen, dining room with doors leading to the rear patio and garden, large living room, ideal for family living and entertaining, with Juliet balcony, garden room with doors out to the garden, three well-proportioned bedrooms (one with an en suite shower room) and a recently renovated family bathroom. The property also boasts a tandem double garage with electric charging point and a substantial basement storage room providing ample parking and storage solutions.

The property's end corner location within the development provides additional external space. Step outside to discover a lovely, tiered garden and patio area—ideal for outdoor entertaining or tranquil relaxation in your own private oasis. There is also a private drive way for additional off road parking.





## SITUATION

Walmoor Park boasts an enviable location in Chester, known for its delightful proximity to the serene River Dee and the historic city of Chester. This charming cul-de-sac location offers a friendly community feel; the perfect blend of peace and convenience, making it an ideal location for families and professionals alike.

Enjoy leisurely strolls along the riverbanks, with scenic views and recreational options at your fingertips including Sandy Lane Park, Caldly Nature Park, Chester Sailing and Canoeing Club and Chester Boughton Hall Cricket Club. Chester's vibrant city centre is nearby, boasting a rich history, extensive shops, and a range of coffee shops, bars and restaurants. The area provides a range of local shopping facilities on Christleton Road and nearby supermarkets include Sainsbury's, Aldi and Waitrose.

Additionally, you'll find excellent local Primary and Secondary schools just a short distance away, with the highly regarded Boughton Heath Academy, Bishop's Blue Coat and independent schools including The Queens School and Kings School.

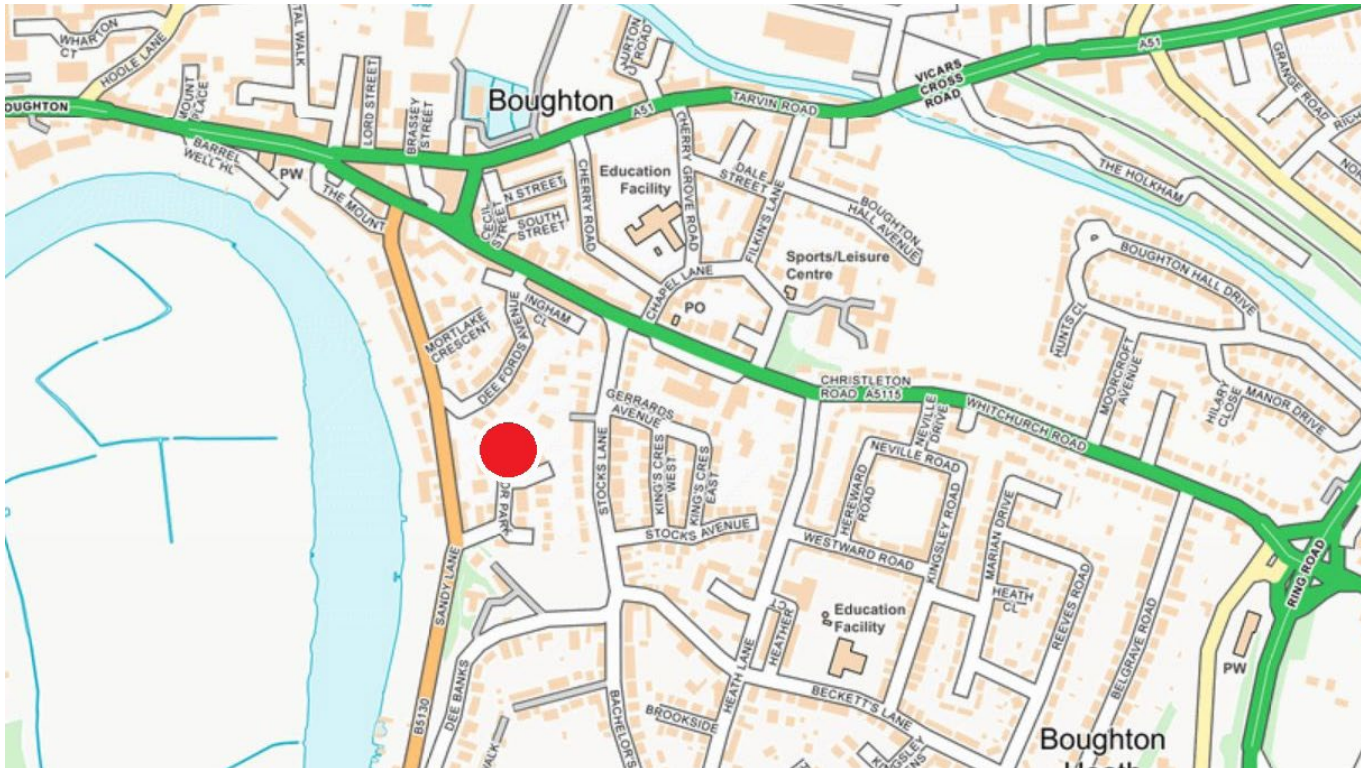
Chester railway station is located within walking distance offering regular direct services to London Euston in 2 hours. Easy access to neighbouring centres is available via the A55 and the M53 and M56 motorway network. Both Manchester and Liverpool airports are within easy travelling distance, being less than a 45-minute drive.











## TENURE

Freehold

## COUNCIL TAX

Band E

## METHOD OF SALE

Private treaty

## SERVICES

All mains services

## VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



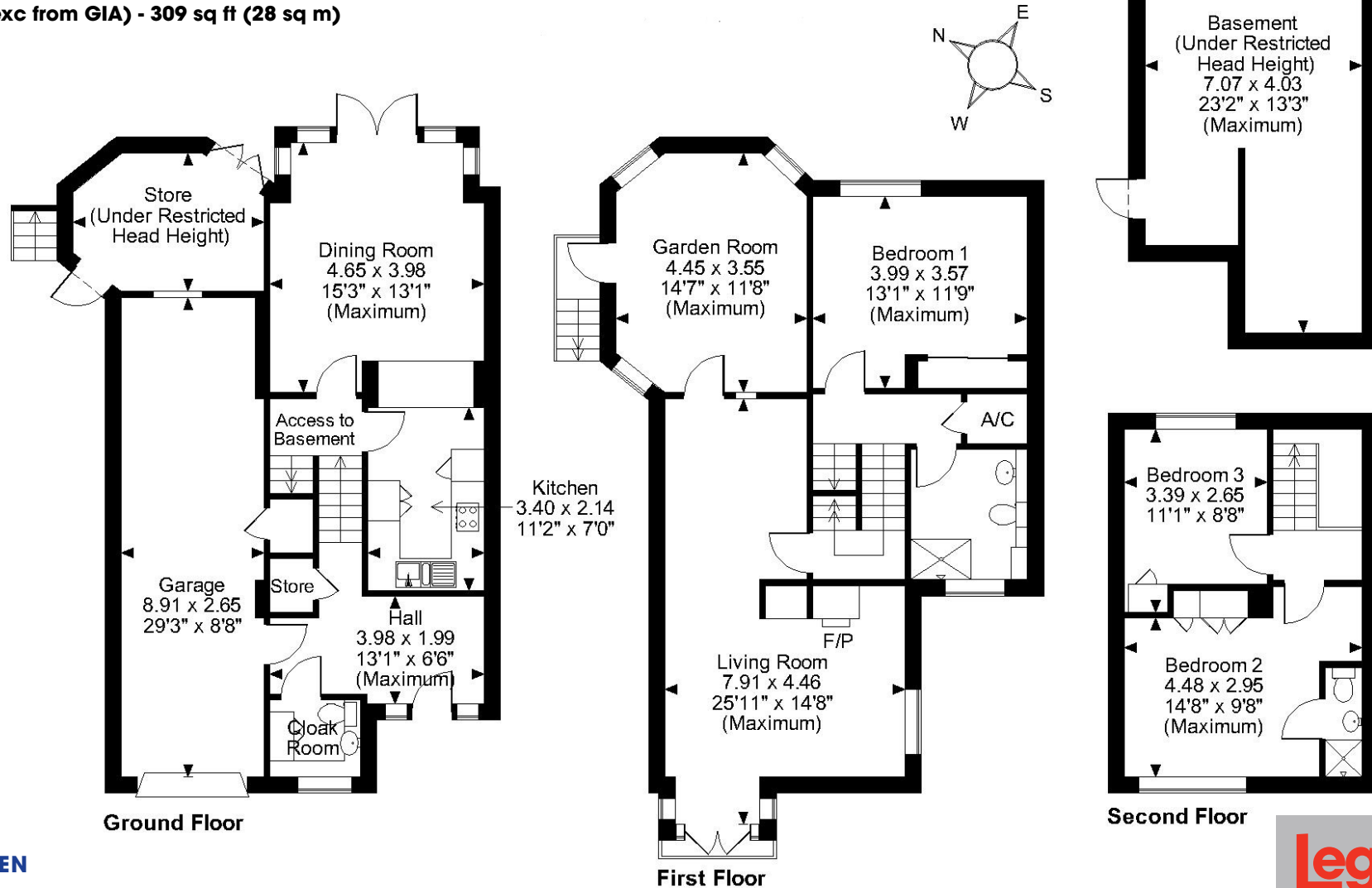
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN

**Approximate Gross Internal Area:**

**Total - 1754 sq ft (163 sq m)**

**Basement (exc from GIA) - 309 sq ft (28 sq m)**



## LEGAT OWEN

Albion House  
Albion Street  
Chester  
CH1 1RQ

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

--- Denotes restricted head height

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