

30 GATESHEATH DRIVE

Upton | CH2 1QT



HINCHLIFFE
HOLMES



Situated in a popular and most convenient location within walking distance to amenities, a beautifully presented and fully updated detached bungalow with superb accommodation throughout. Landscaped south-west facing private gardens, driveway providing off road parking and integral garage.



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The property is located within the prime residential area of Upton, one of Chester's most sought-after suburbs, which benefits from numerous churches, a supermarket, hospital, local shopping, public houses, a golf course and primary and secondary schooling. The historic city of Chester has an extensive selection of both major national and smaller independent retailers including its unique Rows dating from mediaeval times and believed to feature the oldest

shop front in England, complemented by out-of-town retail parks including the outlet village at Cheshire Oaks.

The area has a good range of state primary and secondary schooling including Upton Heath Primary School, Upton-By-Chester High School, Upton Westlea Primary School, together with a wide selection of independent schools including The Firs Chester, The Queen's School, The Hammond, The King's School, Abbey Gate and Birkenhead.

Ideal for the commuter, the property enjoys easy access to the M53 and national motorway network and to key regional centres in both Wales and England, and Bache station offers regular direct services to Chester station with its direct trains to London Euston in around two hours.

Entrance Hall
Lounge
Lounge-Dining Room
Kitchen
Utility Room
Store
Bedroom One
Bedroom Two

Garage
Parking
Gardens











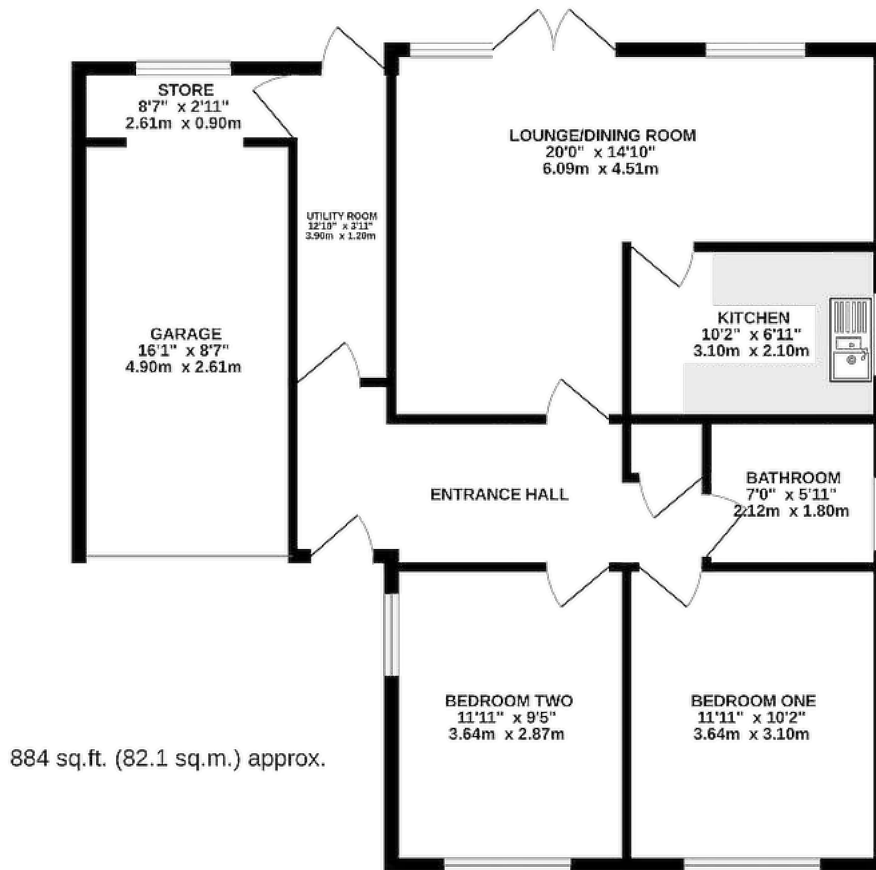












TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

POSSESSION

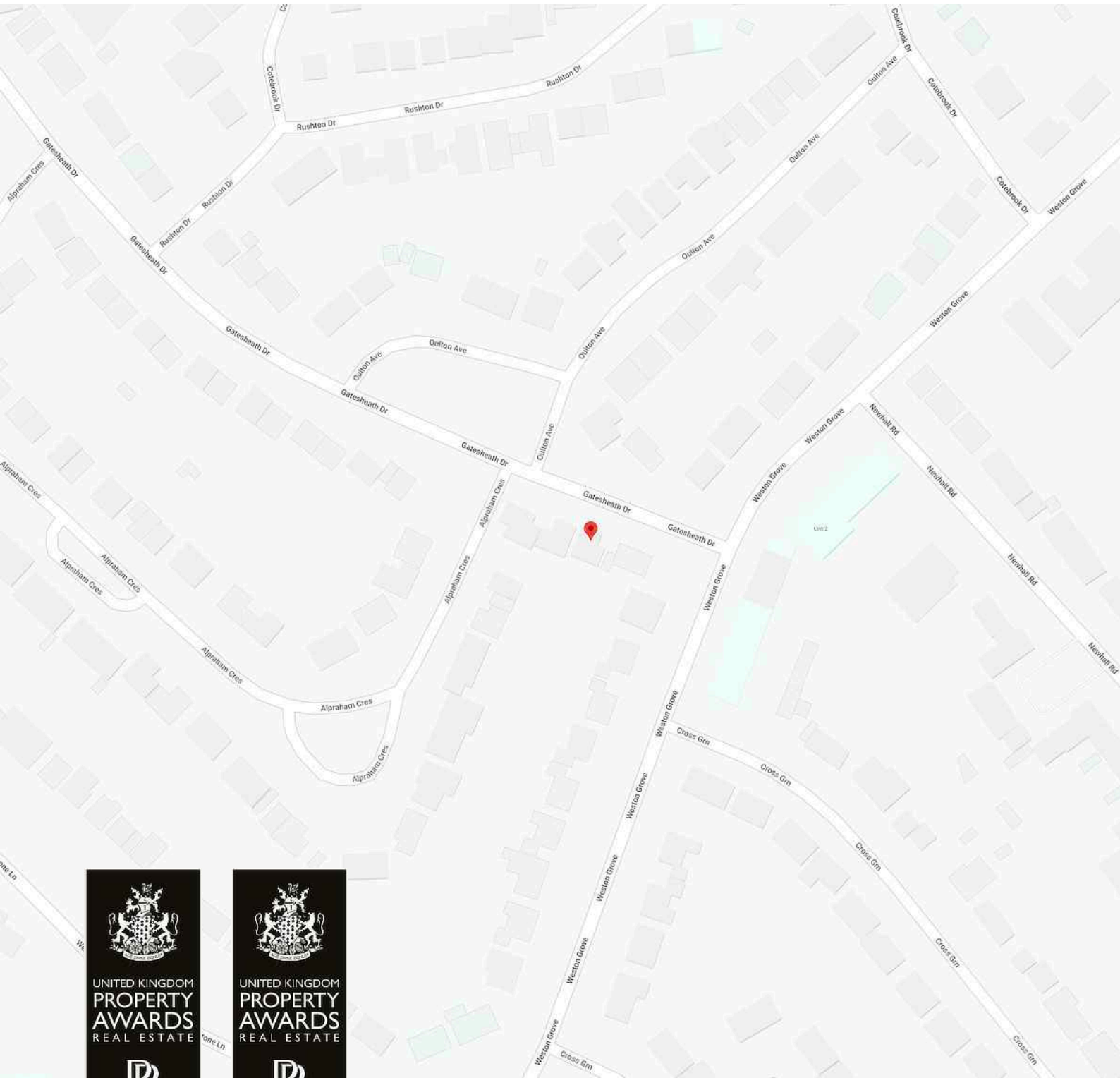

Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PELA WOOD

★★★★★


BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PELA WOOD

★★★★★

BEST ESTATE AGENT
CHESHIRE

Ben Hinchliffe

2022-2023



The Negotiator
Awards 2022

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OF THE YEAR
NORTH EAST
& NORTH WEST**

GOLD



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ESTATE AGENT GUIDE
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MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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