

Total area: approx. 74.1 sq. metres (798.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	88
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	72	87
	EU Directive 2002/91/EC	



44 Weston Grove

Upton, Chester,
CH2 1QJ

£218,000

A three bedroom terraced house forming part of an established and popular area in Upton close to both primary and secondary schooling. The accommodation briefly comprises: canopy porch, entrance hall, living room, kitchen/dining area with built-in storage cupboard and French doors to the garden, landing, three good size bedroom, bathroom and separate WC. The property benefits from UPVC double glazed windows and has gas fired central heating. To the front there is a gravelled hard standing. A gated passageway at the side provides access to the rear garden with lawned garden, flagged patio and brick-built store.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION

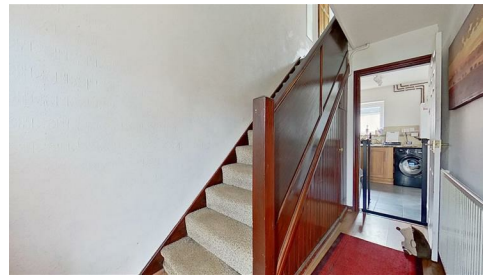
The property is situated in a popular residential area close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is a parade of shops on Weston Grove to include a Tesco Express, Weston Grove Fish & Chip shop, Cafe, Dominos Pizza, a chinese takeaway and hairdressers. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

3.51m x 1.80m (11'6" x 5'11")



Small UPVC double glazed with obscured glass, telephone point, laminate wood effect strip flooring, single radiator, ceiling light point, smoke alarm, and staircase to the first floor with built-in understairs storage cupboard. Doors to the kitchen/dining area and living room.

LIVING ROOM

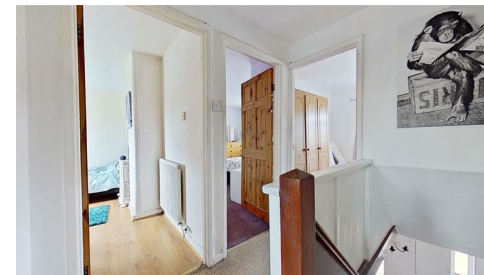
3.96m x 3.53m (13' x 11'7")



UPVC double glazed window overlooking the front, single radiator with thermostat, laminate wood effect strip flooring, ceiling light point, picture rails, telephone point, and wall mounted 'living flame' log-effect enclosed gas fire.

DINING KITCHEN

Fitted with a modern range of wood effect base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob, built-in electric oven and grill, plumbing and space for washing machine and slimline dishwasher, wall mounted Viessmann combination condensing gas fired central heating boiler, ceiling light point, ceiling fan with light, single radiator, space for dining table and chairs, useful built-in storage cupboard, tiled floor, UPVC double glazed window to rear, and UPVC double glazed French doors to the rear garden.

**LANDING**

Ceiling light point, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

BEDROOM ONE

3.53m x 3.35m plus door recess (11'7" x 11' plus door recess)



UPVC double glazed window overlooking the front, ceiling light point, and single radiator.

BEDROOM TWO

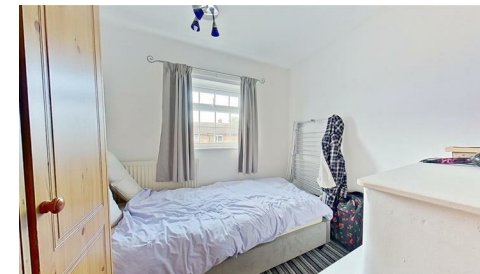
3.58m x 2.72m (11'9" x 8'11")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and laminate wood effect strip flooring.

BEDROOM THREE

2.46m x 2.44m overall (8'1" x 8' overall)



UPVC double glazed window to front, ceiling light point, single radiator, and over-stairs storage shelf.

BATHROOM

1.63m x 1.45m (5'4" x 4'9")

Comprising: spa bath with mixer tap and shower attachment; and pedestal wash hand basin with mixer tap, shower curtain and rail. Ceiling light point, extractor, vinyl flooring, single radiator with thermostat, fully tiled walls, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.63m x 0.74m (5'4" x 2'5")

Low level WC, ceiling light point, vinyl floor covering, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a gravelled hard standing. A shared covered passageway to the side provides access to the rear garden.

OUTSIDE REAR

To the rear there is a flagged patio and lawned garden with stepping stone pathway and shrub borders being enclosed by wooden fencing with mature shrubs and trees. Outside sensor spotlight, external double power point, and useful brick-built store.

**STORE**

2.57m x 1.85m (8'5" x 6'1")

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENTS NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.
* The property is on a water meter.
* There is a gas and electric smart meter provided by British Gas.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. Then take the third turning right into Weston Grove. Follow Weston Grove, passing the parade of shops and the Upton Westlea Primary and Nursery School, and the property will then be found after some distance on the right hand side.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW