



Total area: approx. 92.5 sq. metres (995.9 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		79
	61	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



67 Daleside

Upton, Chester,
CH2 1EW

£365,000

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.

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* NEWLY DECORATED & RE-CARPETED * LONG REAR GARDEN WITH WOODED ASPECT. An attractive three bedroom, semi-detached house located along Daleside in the popular suburb of Upton. The accommodation briefly comprises: open porch with brick pillar, entrance hallway, downstairs WC, living room with feature 'living flame' coal-effect gas fire and bay window overlooking the front, dining room with French door to the rear garden, fitted kitchen with integrated cooking appliances, landing, bedroom one with fitted bedroom furniture and bay window overlooking the front, bedroom two with window overlooking the rear, bedroom three and a spacious bathroom with offset bath and separate shower. The property benefits from uPVC double glazed windows and has gas fired central heating with a new boiler installed in December 2023. Externally, there is a lawned garden at the front with privet hedgerow and wooden fencing. A gravelled driveway extends to the side and leads to a single brick built garage. To the rear, the garden is a particular feature being laid mainly to lawn with a raised flagged terrace and extending approximately 100ft. Viewing highly recommended.

LOCATION

The property is conveniently situated 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 also a parade of shops on Weston Grove to include a Tesco Express, fish and chip shop, and Chinese takeaway. 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:**OPEN PORCH**

With brick pillar, quarry tiled floor, external single power point and outside light. uPVC double glazed door to:

ENTRANCE HALL

Coved ceiling, two ceiling light points, smoke and CO alarm, double radiator with thermostat, laminate wood strip flooring, uPVC double glazed window to side, digital thermostatic heating controls, built-in cupboard with coat hooks, electric meter and electrical consumer board, and spindled staircase to the first floor. Doors to the living room, dining room, kitchen and downstairs WC.

DOWNSTAIRS WC

1.70m x 0.71m (5'7" x 2'4")

Comprising: low level WC; and wall mounted wash hand basin. Tiled walls, laminate wood-effect flooring, single radiator with thermostat, ceiling light point and uPVC double glazed window with obscured glass.

LIVING ROOM

3.78m x 3.63m plus bay (12'5" x 11'11" plus bay)



uPVC double glazed bay window overlooking the front, moulded ceiling rose with light point, double radiator with thermostat, television aerial point, satellite aerial connection,

and tiled fireplace and hearth housing a 'living flame' coal-effect gas fire with wooden fireplace surround. Bi-folding doors to the dining room.

DINING ROOM

3.89m x 3.53m (12'9" x 11'7")



Chimney breast with built-in storage cupboards to each recess, coved ceiling, ceiling light point, double radiator with thermostat, wood strip flooring and uPVC double glazed French door to outside with double glazed side windows.

KITCHEN

3.68m x 2.18m (12'1" x 7'2")



Fitted with a range of oak fronted base and wall level units incorporating drawers, cupboards and glazed display cabinet with laminated granite-effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted 4-ring gas hob with Hotpoint extractor above, built-in electric double oven and grill. Ceiling light point, double radiator with thermostat, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, vinyl flooring, uPVC double glazed window to side and uPVC double glazed door to the rear garden.

FIRST FLOOR LANDING

With spindled balustrade, smoke and CO alarm, ceiling light point, access to loft space and uPVC double glazed window to side. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE

3.63m plus bay x 3.56m (11'11" plus bay x 11'8")



Fitted with a modern range of bedroom furniture

incorporating full height wardrobes and chest of drawers unit, uPVC double glazed bay window overlooking the front, double radiator with thermostat, ceiling light point and TV aerial point.

BEDROOM TWO

3.89m x 2.72m (12'9" x 8'11")



uPVC double glazed window enjoying views over the rear garden, coved ceiling, ceiling light point, double radiator with thermostat and TV aerial point.

BEDROOM THREE

2.77m x 2.29m (9'1" x 7'6")



uPVC double glazed window overlooking the front, ceiling light point and single radiator with thermostat.

FAMILY BATHROOM

3.12m x 2.26m (10'3" x 7'5")



White heritage style suite comprising: offset bath; pedestal wash hand basin; low level WC; and shower enclosure with wet boarding, glazed shower screen and glazed door. Ceiling light point, part-wooden panelled walls, wall tiling to bath area, single radiator with thermostat, vinyl wood-effect flooring, uPVC double glazed window with obscured glass and cupboard housing a Main Eco Compact combination condensing gas fired central heating boiler.

OUTSIDE FRONT

To the front there is a lawned garden with shrubbery being enclosed by fencing and privet hedgerow. A gravelled driveway, which extends to the side, leads to a single detached brick-built garage. External gas meter cupboard to side. A wooden gate between the house and garage provides access to the rear garden.

**SINGLE GARAGE**

4.50m x 2.26m (14'9" x 7'5")

Brick-built garage with an up and over garage door, fluorescent strip light and power, single glazed window and side personal door. To the rear of the garage there is a concrete base, ideal for a shed.

OUTSIDE REAR

To the rear there is a flagged patio with raised brick-built bed and steps leading down to a generous sized long lawned garden being enclosed by established hedging with mature shrubs and trees, the garden enjoys a good degree of privacy and backs onto an area of woodland and countryside. Outside water tap. The garden is approximately 100 ft in length.



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. At the roundabout continue straight across into Church Lane and at the T-junction turn left into Upton Lane. then take the turning right into Damage Lane South and left into Dale Drive, which leads into Daleside. Follow the road and the property will be found after some distance on the left-hand side.

TENURE

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

AGENT'S NOTES

* Mains gas, electricity, water and drainage are connected.
* The combination condensing gas fired central heating boiler was installed in December 2023.
* The boiler is covered by a 5-year warranty from the 18th December 2023 until 18th December 2028.
* The property has been professionally decorated in June/July 2024.
* New carpets and floor coverings have been fitted in July 2024.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

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.

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.

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.

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/SC