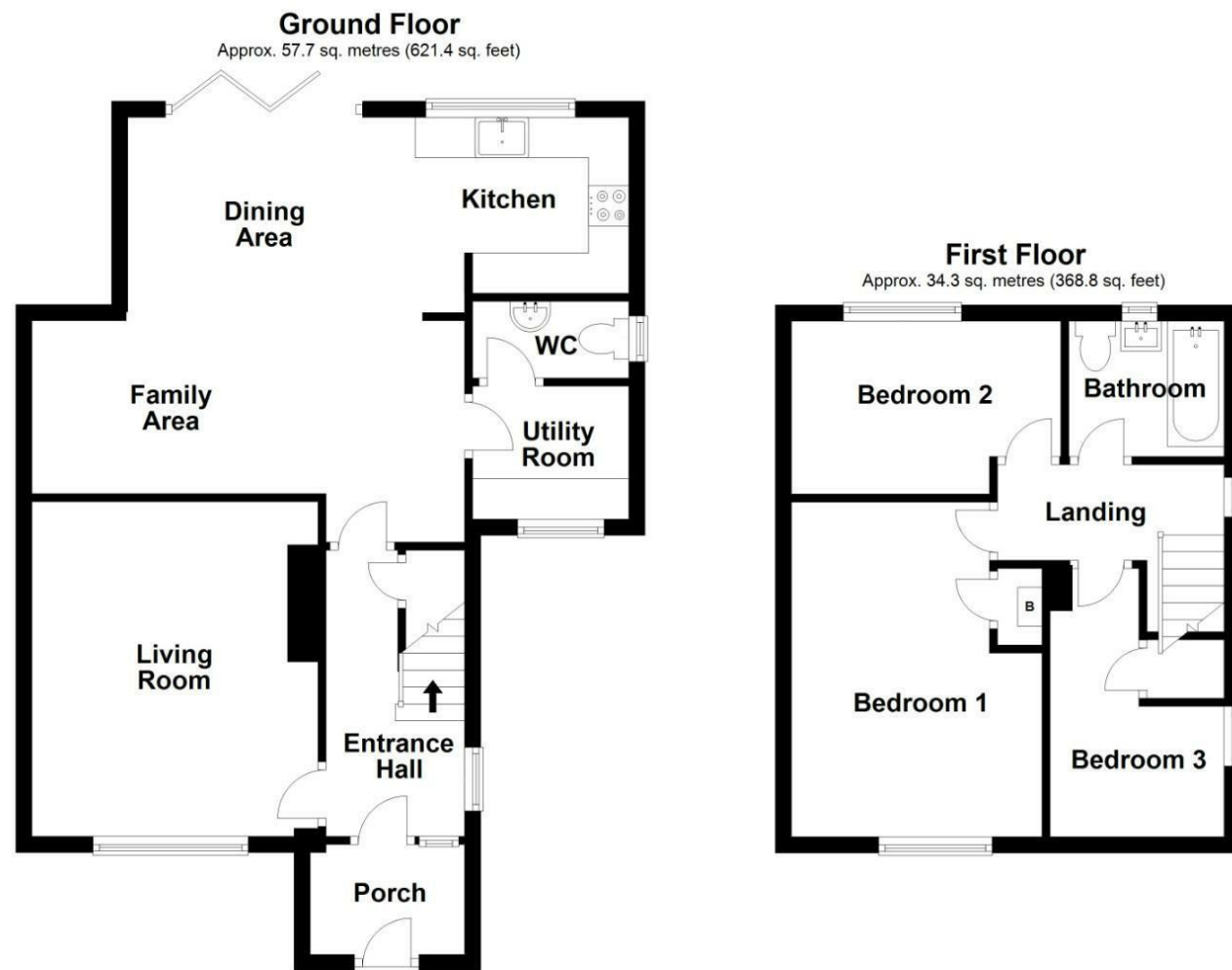


43 Queens Crescent, Upton, Chester, CH2 1RG



Total area: approx. 92.0 sq. metres (990.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



43 Queens Crescent
Upton, Chester,
CH2 1RG

£294,000

* SUPERB WRAP AROUND EXTENSION * EASY TO MAINTAIN GARDEN WITH SUMMER HOUSE & GARDEN STORE. A recently extended and improved three bedroom semi-detached house, in a row of four houses, conveniently situated close to a parade of shops along Weston Grove and within easy reach of both Primary and Secondary schooling. The accommodation briefly comprises: porch, hallway, living room, open-plan dining kitchen/family room with bi-folding doors to outside, utility room, downstairs WC, landing, bedroom one, bedroom two, bedroom three and bathroom. The property benefits from UPVC double glazing and has gas fired central heating. Externally there is driveway parking and crushed slate at the front. To the rear the garden is a particular feature having been designed for ease of maintenance with a large Indian stone flagged patio, artificial grass, garage store and garden room.

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.



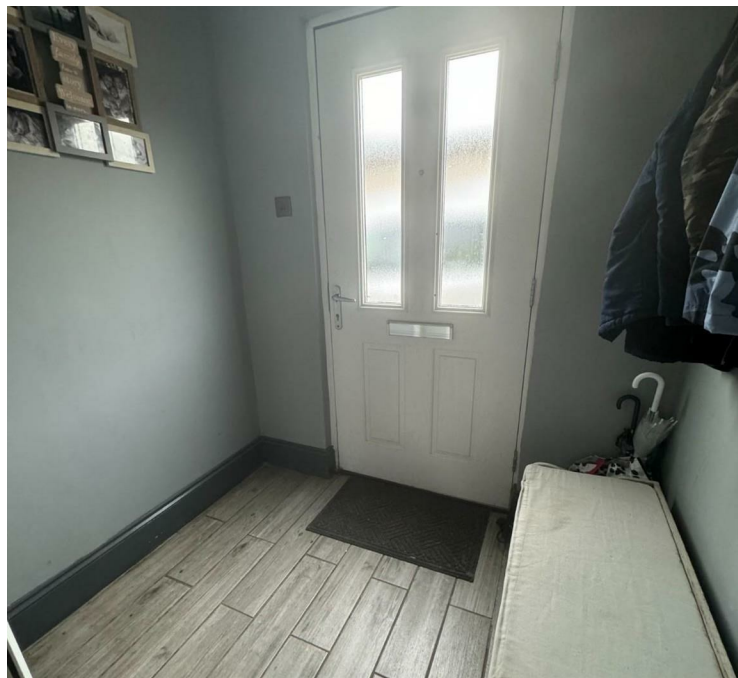
www.cavendishproperties.co.uk

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**PORCH**

2.08m x 1.37m (6'10" x 4'6")



Composite double glazed entrance door, tiled floor, two recessed ceiling spotlights, and UPVC double glazed door to entrance hall.

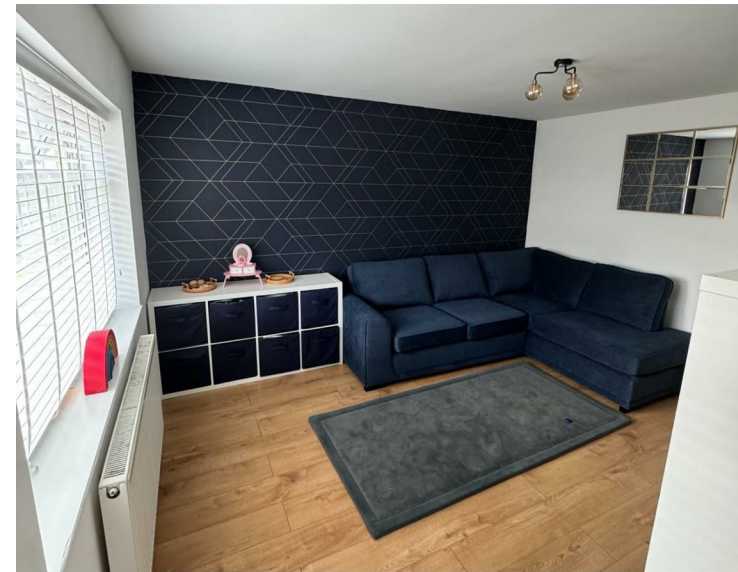
ENTRANCE HALL

3.45m x 1.73m (11'4" x 5'8")

Ceiling light point, smoke alarm, UPVC double glazed window with obscured glass to side, double radiator, laminate wood strip flooring, and staircase to the first floor with built in understairs storage cupboard housing the electric meter. Oak panelled doors to the living room and dining kitchen/family room.

LIVING ROOM

4.11m x 3.51m (13'6" x 11'6")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, laminate wood strip flooring, and chimney breast with decorative brick-lined fireplace recess.

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 take the turning left into Dukesway. Then take the first turning left into Queens Crescent. 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.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

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/PMW

OUTSIDE FRONT

To the front of the property there is a concrete driveway and crushed slate. A gated pathway at the side provides access to the rear garden.

OUTSIDE REAR



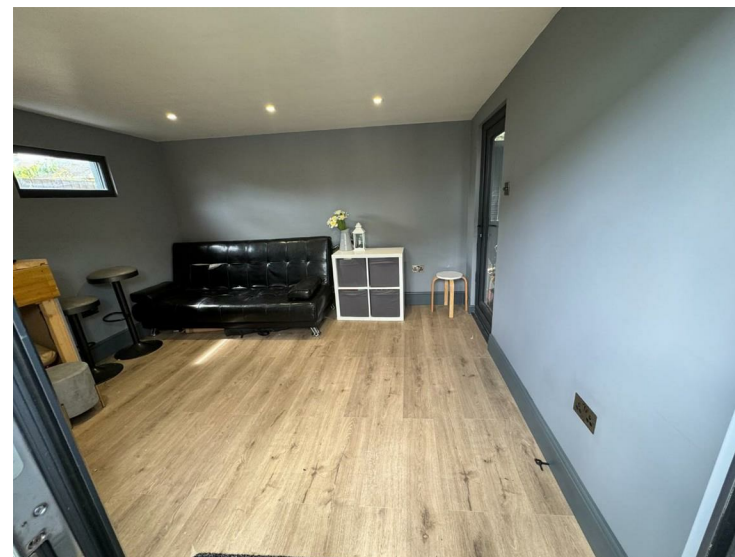
To the rear the garden has been attractively landscaped and designed for ease of maintenance with an Indian stone flagged terrace and pathway, artificial lawn and crushed slate area being enclosed by wooden fencing. Outside lighting to front and side, external double power point, and two outside water taps. Also located in the garden is a garage store and garden room.

GARDEN ROOM

3.61m x 3.28m (11'10" x 10'9")



Recessed ceiling spotlights with dimmer switch controls, laminate wood strip flooring, UPVC double glazed window, double opening UPVC double glazed French doors, and UPVC double glazed side door opening onto a covered area to the rear of the garage store.



GARAGE STORE

With double opening wooden doors and power.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the

DINING KITCHEN/FAMILY AREA

6.22m max x 4.65m max (20'5" max x 15'3" max)



Extended dining kitchen/family room with part-vaulted ceiling featuring two double glazed roof lights and recessed LED ceiling spotlights, vinyl wood effect flooring, contemporary radiator, provision for wall mounted flat screen television, space for L shaped sofa and dining table and chairs, and double glazed aluminium bi folding doors to the rear garden. Open-plan to the kitchen area and Oak panelled door to the utility room.

KITCHEN AREA



Fitted with a modern range of dark grey gloss fronted base and wall level units incorporating drawers, cupboards and wine rack with oak worktops. Inset single bowl sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with splashback, extractor above, built-in electric fan assisted oven and grill, Integrated dishwasher, and UPVC double glazed window overlooking the rear garden.

UTILITY ROOM

1.91m x 1.55m (6'3" x 5'1")



Fitted oak worktop with base unit and plumbing and space for washing machine, space for tumble dryer beneath, wall tiling to work surface areas, UPVC double glazed window overlooking the front, two recessed ceiling spotlights, extractor, and vinyl wood effect flooring. Oak panelled door to downstairs WC.

DOWNSTAIRS WC



Comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Part-tiled walls, two recessed LED ceiling spotlights, extractor, single radiator with thermostat, and UPVC double glazed window with obscured glass.

LANDING

Ceiling light point, smoke alarm, access to loft space, laminate wood strip flooring, and UPVC double glazed window to side. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.22m x 3.05m (13'10" x 10')



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

BEDROOM TWO

3.40m x 2.13m (11'2" x 7')



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

BEDROOM THREE

3.30m max x 2.24m max (10'10" max x 7'4" max)



UPVC double glazed window to side, single radiator, ceiling light point, and built-in over stairs storage cupboards.

BATHROOM

1.88m x 1.70m (6'2" x 5'7")



White suite comprising: panelled bath with mixer tap, wall mounted Mira mixer shower and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, ceiling light point, extractor, vinyl wood effect flooring, and UPVC double glazed window with obscured glass.