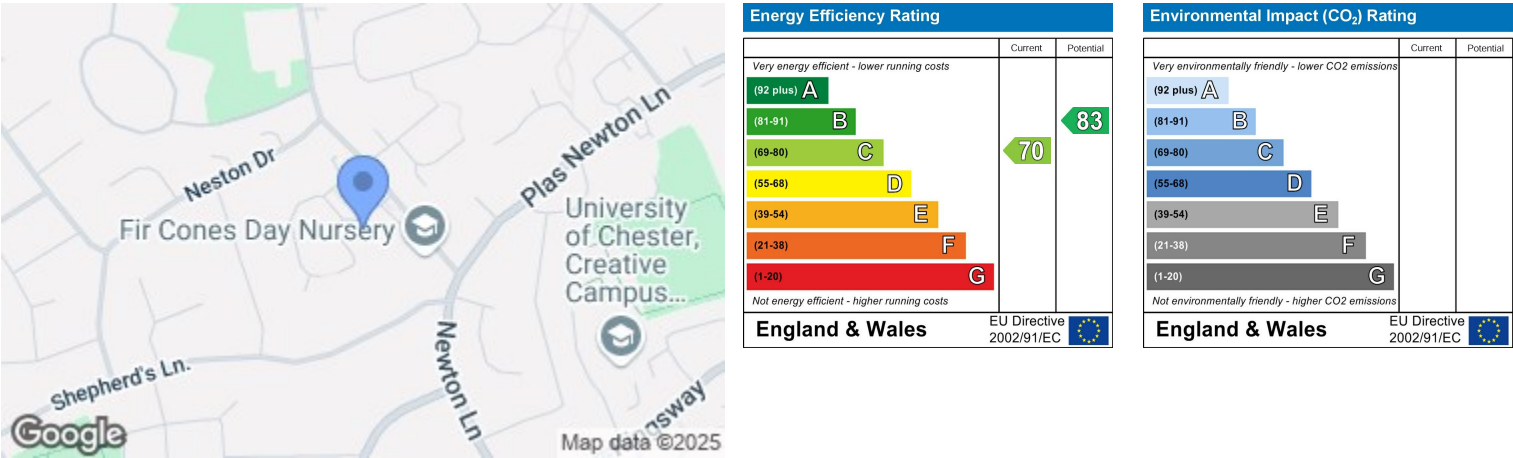


3 Whitton Drive, Upton, Chester, CH21HF



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.

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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Cavendish

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A two-story red brick house with a dark tiled roof. The front facade features a central entrance door with a small transom window, flanked by windows. To the right of the entrance is a large white garage door. The house has a paved driveway and a small front garden. A large tree is visible behind the house, and a satellite dish is mounted on the roof. The house is situated next to a neighboring property on the right.

3 Whitton Drive
Upton, Chester,
CH2 1HF

Asking Price
£425,000

* DETACHED FAMILY HOME * TWO STOREY EXTENSION TO REAR. A modern three bedroom detached house forming part of a popular development off Wealstone Lane in the sought after suburb of Upton. The accommodation, which has been extended on two storeys to the rear, briefly comprises: entrance hall, living room, dining room, day room with French doors to outside, fitted kitchen with an extensive range of kitchen units and integrated cooking appliances, landing with built-in linen cupboard, principal bedroom with fitted wardrobe and en-suite shower room, bedroom two with fitted wardrobes, bedroom three and a well appointed bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with pathway and block paved driveway leading to a single garage. To the rear there is a good size lawned garden with flagged pathway and two decked seating areas.

LOCATION

The property is situated in a popular suburb 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 convenient, parade of shops on Weston Grove. 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

Canopy porch with outside light and UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

Ceiling light point, digital thermostatic heating controls, vinyl wood effect flooring, built-in understairs storage cupboard. Doors to the living room and breakfast kitchen.

LIVING ROOM

4.47m x 3.58m (14'8" x 11'9")



UPVC double glazed bay window with display windowsill

overlooking the front, two ceiling light points, double radiator, TV aerial point, decorative stone fireplace and hearth housing an electric pebble effect fire, and staircase to the first floor. Archway opening to the dining room.



DINING ROOM

4.17m x 2.79m (13'8" x 9'2")



UPVC double glazed French doors to the rear garden and two UPVC double glazed windows overlooking the rear garden, UPVC double glazed window to side, ceiling light point, double radiator. Glazed door to day room.

There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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 REAR



To the rear there is a good size lawned garden with flagged pathway and two timber decked seating areas being enclosed by wooden fencing and conifer hedging, Outside lighting.



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. Follow Wealstone Lane and take the first turning left into Whitton Drive and the property will be found after a short distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - 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.



BREAKFAST KITCHEN

4.47m x 2.77m (14'8" x 9'1")



Fitted with a modern range of base and wall level units incorporating cupboards and drawers with laminated granite effect worktops. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring ceramic hob with extractor above, and built-in electric double oven and grill. Plumbing and space for washing machine and dishwasher, and space for fridge. Wall tiling to work surface areas. Double radiator, telephone point, recessed LED ceiling spotlights, vinyl wood effect flooring, and UPVC double glazed window overlooking the front. Double opening glazed doors to the day room.



DAY ROOM

2.90m x 2.72m (9'6" x 8'11")



Recessed LED ceiling spotlights, double radiator with thermostat, UPVC double glazed French doors to the rear garden.

LANDING



UPVC double glazed window overlooking the front, ceiling light point, smoke alarm, built-in storage cupboard with slatted shelving, and access to part-boarded loft space with light point and housing the combination gas fired central heating boiler. Doors to bedroom one, bedroom two, bedroom three, and family bathroom.

BEDROOM ONE

4.32m plus doorway x 3.23m (14'2" plus doorway x 10'7")



Fitted wardrobe with two sliding doors and LED downlights, ceiling light point, single radiator, and UPVC double glazed window overlooking the rear. Sliding 'pocket' door to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.74m x 1.19m (9' x 3'11")



White suite with chrome style fittings comprising: tiled shower enclosure with mixer shower, canopy style rain shower head, shower attachment, glazed shower screen and sliding glazed door; two wall mounted wash hand basins with mixer taps and storage drawers beneath; and low level dual-flush WC. Three recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, vinyl flooring, and UPVC double glazed window with obscured glass.

BEDROOM TWO

4.50m x 2.72m (14'9" x 8'11")



Fitted with a range of bedroom furniture incorporating a

range of full height wardrobes with hanging space and shelving, UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM THREE

3.15m x 2.59m (10'4" x 8'6")



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

FAMILY BATHROOM

2.84m x 1.75m (9'4" x 5'9")



Well appointed suite in white with chrome style fittings comprising: double ended bath with wall mounted mixer tap; fitted worktop with wash hand basin and storage beneath; and low level dual-flush WC with concealed cistern. Fully

tiled walls with decorative mosaic border tiles, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, vinyl wood effect flooring, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front of the property there is a lawned garden with pathway, and a block paved driveway leading to a single garage. A gated pathway at the side provides access to the rear garden. External gas and electric meter cupboards to side.

SINGLE GARAGE

5.61m x 2.67m (18'5" x 8'9")

With an up and over garage door, light, and rear personal door.