

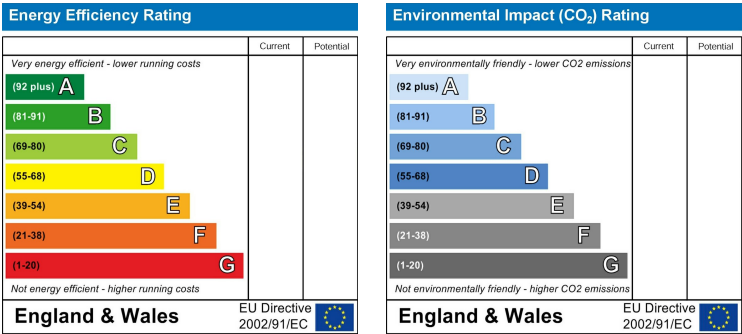
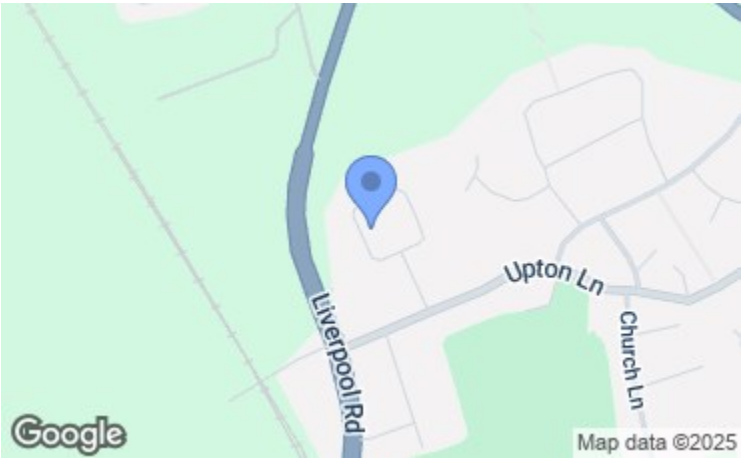
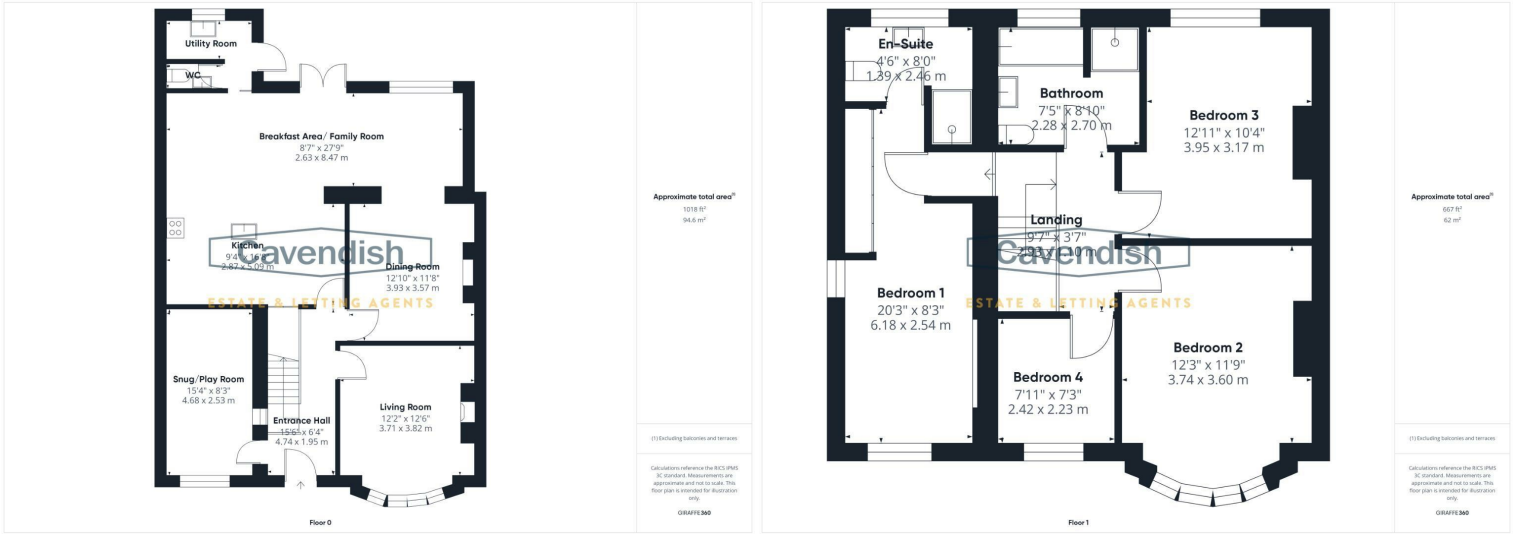
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45 Kingsmead

Upton, Chester,  
CH2 1EF

Price  
£495,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

IDEAL FAMILY HOME | THREE RECEPTION ROOMS & FOUR BEDROOMS | DESIRABLE UPTON LOCATION. A fantastic opportunity to purchase this spacious and extended 1930s semi-detached family home, ideally positioned within an established residential area just off Upton Lane in the sought-after suburb of Upton, close to the Upton by Chester Golf Club and in the catchment area for well regarded primary and secondary schooling. This well-presented property has been thoughtfully extended over two storeys, including a full-width rear ground floor extension, offering generous and versatile living accommodation throughout. The layout briefly comprises: welcoming entrance hallway featuring original woodblock parquet flooring, bright and airy living room with bay window and charming brick-lined feature fireplace, separate study/playroom ideal for remote working or family use, formal dining room perfect for entertaining, impressive open-plan kitchen, breakfast room and family area complete with French doors opening onto the rear garden, useful utility room and convenient downstairs WC, a principal bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms, and a modern family bathroom with both bath and separate shower. The property benefits from UPVC double glazing and gas-fired central heating via a combination boiler. Externally, there is a block-paved driveway to the front providing off-road parking. The rear garden is fully enclosed and designed for family enjoyment, featuring a lawn, decked seating area, and a flagged patio, all bordered by mature shrubs and trees and enclosed with wooden fencing for privacy. This superb family home offers space, character, and a prime location – early viewing is highly recommended.



LOCATION

The property is conveniently situated close to local amenities including a doctor’s surgery, library, tennis courts, children’s park, well regarded primary and secondary schooling, 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:

ENTRANCE HALLWAY



UPVC double glazed entrance door, ceiling light, mains connected smoke alarm, double radiator with thermostat, woodblock parquet flooring, and turned spindled staircase to the first floor with built-in understairs storage cupboard. Stripped wooden panelled doors to the living room, snug/play room, kitchen and dining room.

LIVING ROOM

4.34m into bay x 3.81m (14'3" into bay x 12'6")



UPVC double glazed bay window with leaded upper sections overlooking the front, ceiling light point, coved ceiling, picture rails, double radiator with thermostat, woodblock parquet flooring,

and chimney breast with decorative brick-lined fireplace, quarry tiled hearth, wooden mantel and built-in storage cupboards to each side.



SNUG/PLAYROOM

4.67m x 2.54m (15'4" x 8'4")



UPVC double glazed window with leaded upper sections overlooking the front, single radiator with thermostat, ceiling light point, provision for wall mounted flat screen television, and vinyl wood effect flooring.

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. At the roundabout continue straight across into Church Lane and at the T-junction turn left into Upton Lane. Follow Upton Lane, passing the Upton by Chester Golf Course and take the turning right after Demage Lane South into Kingsmead. At the T-junction turn left and the property will be found after a short distance on the right hand side.

TENURE

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

COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester County Council.

AGENT’S NOTES

\* Mains electricity, gas, water and drainage are connected.

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone’s identity electronically to comply with Government Regulations relating to anti- money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

\*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 - REFERRALS

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.

\*VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW





BEDROOM FOUR

2.39m x 2.21m (7'10" x 7'3")



UPVC double glazed window overlooking the front with leaded upper sections, single radiator with thermostat, picture rails, and ceiling light point.

FAMILY BATHROOM

2.69m x 2.24m (8'10" x 7'4")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap; large wash hand basin with mixer tap and two storage drawers beneath; low level dual-flush WC; and large tiled shower enclosure with mixer shower and folding glazed door. Part-tiled walls, vinyl limestone tile effect flooring, chrome ladder style towel radiator, tall storage cupboard, recessed ceiling spotlights, extractor, electric shaver point, mirror fronted medicine cabinet, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a block paved driveway. External gas and electric meter cupboards.

OUTSIDE REAR



To the rear there is a lawned garden with shrubbery, decked seating area, flagged pathway and patio, being enclosed by wooden fencing with mature shrubs and trees. Outside lantern style lighting, external power point and outside water tap.



OPEN-PLAN KITCHEN/BREAKFAST/FAMILY ROOM

8.46m max x 5.87m max (27'9" max x 19'3" max)



A large open-plan kitchen, breakfast and family room perfect for family living.

KITCHEN

5.08m x 2.87m (16'8" x 9'5")



Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers, cupboards and two pull-out larder units with laminated worktops and matching upstands. Matching island unit with storage cupboards, drawers and laminated worktop incorporating a breakfast bar with inset one and half bowl stainless steel sink unit, mixer tap with drainer grooved into the worktop. Fitted five-ring gas hob with stainless steel splashback, extractor above, and built-in electric double oven and grill. Integrated fridge/freezer, and dishwasher. Under-cupboard spotlighting, vinyl tile effect flooring, recessed LED ceiling spotlights, and mains connected heat alarm. Open-plan to the breakfast room/family area.



BREAKFAST ROOM/FAMILY AREA

8.46m x 2.62m (27'9" x 8'7")



Feature pitched ceiling with five double glazed Velux roof lights and four ceiling light points with dimmer switch controls, two double radiators with thermostats, vinyl tiled effect flooring, provision for wall mounted flat screen television, UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors to outside. Opening to dining room and sliding door to the utility room.





**DINING ROOM**  
3.91m x 3.56m (12'10" x 11'8")



Ceiling light point, picture rails, single radiator, chimney breast with decorative recess, and woodblock parquet flooring.

**UTILITY ROOM**  
2.57m x 1.19m extending to 1.98m (8'5" x 3'11" extending to 6'6")



Fitted base units with cupboards and drawers, and laminated L-shaped worktop with inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashback. Plumbing and space for washing machine, space for tall fridge/freezer, wall mounted Worcester Greenstar combination gas fired central heating boiler, electrical consumer board, ceiling light point, UPVC double glazed window to rear, and UPVC double glazed door to outside. Door to downstairs WC.

**DOWNSTAIRS WC**  
1.60m x 0.71m (5'3" x 2'4")  
White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Ceiling light point, extractor, and vinyl tile effect flooring.

**LANDING**



Spindled balustrade, mains connected smoke alarm, ceiling light point, and access to part-boarded and insulated loft space. Wooden panelled doors to the principal bedroom, bedroom two, bedroom three, bedroom four and the family bathroom.

**PRINCIPAL BEDROOM**  
4.45m extending to 6.17m x 2.51m (14'7" extending to 20'3" x 8'3")



UPVC double glazed window with leaded glass overlooking the front, UPVC double glazed window with obscured glass to side, double radiator with thermostat, provision for wall mounted flat screen television, ceiling light point, and full height fitted triple wardrobe with three sliding doors (one mirrored) having hanging space and shelving.

**EN-SUITE SHOWER ROOM**  
2.44m x 2.21m narrowing to 1.40m (8' x 7'3" narrowing to 4'7")



Modern white suite comprising: tiled shower enclosure with Triton electric shower; vanity unit with fitted worktop, wash hand basin and storage beneath; low level dual-flush WC. Vinyl tile effect flooring, part-tiled walls, electric shaver point, chrome ladder style towel radiator, two recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

**BEDROOM TWO**  
3.73m plus bay x 3.63m (12'3" plus bay x 11'11")



UPVC double glazed bay window with leaded upper sections overlooking the front, moulded ceiling with ceiling light point, picture rails, and double radiator with thermostat.

**BEDROOM THREE**  
3.96m x 3.20m extending to 3.63m (13' x 10'6" extending to 11'11")



UPVC double glazed window overlooking the rear, coved ceiling, picture rails, and double radiator with thermostat.