

HUMPHREYS

ESTATE & LETTING AGENTS



31 HEATH ROAD, UPTON,  
CHESTER, CH2 1HT

£550,000

3 BEDS | 2 BATHS | 3 LIVING

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Occupying a sought after position in the heart of Upton, one of Chester's most popular locations, is this triple bay fronted and extended detached bungalow which has the benefit of a most enviable outlook of Upton by Chester Golf Course to the rear. With spacious accommodation throughout, the property offers fabulous potential for modernisation and it should really capture the imagination of many a buyer who wishes to create their dream home in such a prime location.

The property is situated on a slightly elevated plot and offers off-road parking via it's patterned concrete 'in and out' driveway. This is complemented by a front garden which is a shaped lawned border with mature shrubbery and trees which offer a good degree of privacy. There is gated access running alongside the property and this leads to the rear garden which is an expansive Indian stone flagged patio terrace with fencing and low hedging that borders the golf course behind.

The property offers a most generous footprint, benefiting from the rear and side extensions that have been added. Furthermore, the layout assists those seeking multigenerational accommodation as the side extension offers the foil to be used as annexed living space for a family member seeking an element of independent living.

Entry into the home is through the Porch with the Hall thereafter which is an excellent precursor for the feeling of





space on offer here. It features a deep double storage cupboard and an inner hallway which provides access to the Shower Room which is equipped with a three itemed white suite comprising shower tray and screened enclosure, wash hand basin with base storage unit and a low level WC. There is an additional cloaks/WC from the Hall and there is access into two double bedrooms, both featuring bay double glazed windows and a range of fitted wardrobes/bedroom furniture. A further notable feature within the Hall is the loft access hatch which is electronically operated, with a folding ladder that provides access to the floored loft space.

There is a real sense of space and openness to the reception areas of the bungalow, with a large opening existing between both the Dining and Living Rooms, with the Living Room being most notable in size and it features two sets of sliding patio doors, both of which benefit from electrically operated external shutters. The Kitchen is a further generously proportioned room, with an array of wooden fronted units, work surfacing and spaces allowing for appliances. There is an internal door which links into the garage where the gas central boiler is located and the garage itself can be access to front via its electronic folding door.

Returning to the Living Room, there is a linking door which provides access to the potential annex accommodation with there being a further reception room with Kitchen area off, and a hallway which provides access to the third double bedroom and a Bathroom which is fitted with a three itemed coloured suite. From this Hall is external door access to the side of the property.

All in all, a wonderful opportunity for a buyer. One not to be missed!

### LOCATION

Upton is one of Chester's most sought after and prime residential locations. It is well served by local schools which have good reputations in addition to the King's & Queen's independent schools falling within easy travelling distance, and a good range of local shops and recreational activities including Upton-by-Chester Golf Club which the property backs onto. There are regular bus services near by, as well as the Chester southerly by pass and indeed access to major road networks for Liverpool, Manchester and North Wales. The property itself is an approximate 10 minute drive from Chester city centre and if one is requiring a commute to Liverpool, the Merseyrail 'Bache' Station is also close by.

### DIRECTIONS

Proceed out of Chester along the A5116 Liverpool Road passing Total Fitness Gym and at the roundabout with Morrisons continue straight on passing the Countess of Chester Hospital on the left hand side. Turn right a short distance beyond The Brewers Arms Public House onto Upton Lane. Follow the lane along to the very end, passing Upton Heath CofE Primary





School. At the road junction turn right and proceed on. After a short distance, the property will be observed on the right hand side, clearly identified by our Humphreys For Sale notice.

## ACCOMMODATION

with approximate room sizes, briefly comprises:-

### PORCH

5' x 2' 5" (1.52m x 0.74m)

### HALLWAY

17' x 5' 10" (5.18m x 1.78m)

### BEDROOM ONE

13' 7" into bay x 12' 8" (4.14m into bay x 3.86m)

### BEDROOM TWO

13' x 12' 9" (3.96m x 3.89m)

### SHOWER ROOM

8' 5" x 7' 4" (2.57m x 2.24m)

### WC

4' 2" x 3' 8" (1.27m x 1.12m)

### DINING ROOM

12' 9" x 10' 3" (3.89m x 3.12m)

### KITCHEN

14' 5" x 12' 9" max (4.39m x 3.89m max)

### LIVING ROOM

18' 1" x 10' 10" (5.51m x 3.3m)

### LIVING ROOM

9' 9" x 9' 4" (2.97m x 2.84m)

### SNUG

13' 7" x 8' 3" min (4.14m x 2.51m min)

### KITCHEN

8' 11" x 5' 6" (2.72m x 1.68m)

### BEDROOM THREE

11' 8" to wardrobe x 10' 10" into bay (3.56m to wardrobe x 3.3m into bay)

### GARAGE

21' 1" x 10' 11" (6.43m x 3.33m)

### LOFT AREA

13' 6" x 9' 6" (4.11m x 2.9m) with restricted headroom

### TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

### EPC RATING

D

### COUNCIL TAX

Cheshire West and Chester Council - Band F

### VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.









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