

HUMPHREYS

ESTATE & LETTING AGENTS



72 HEATH ROAD, UPTON,  
CHESTER, CH2 1HX

Offers Over £180,000

2 BEDS | 1 BATHS | 2 LIVING

SALES

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Offered to market with NO ONWARD CHAIN is this charming Two Bedroomed mid terraced cottage situated within Upton, one of Chester's most popular locations. The property offers excellent scope for a buyer to put their own stamp on the place, yet it does have the benefit of being fully UPVC double glazed and features GCH throughout. Representing a great opportunity for a budding homeowner or buy-to-let investor, we highly recommend an early viewing to avoid the fear of missing out!

Upton as a location has long been regarded as one of Chester's go to areas. It is well blessed with an excellent array of amenities fit for all ages, and the local primary school, a public house and shopping outlets all fall within a short walk away from the property.

Entry into the home is through its UPVC double glazed composite door into the Sitting Room, which features wood effect laminate flooring and the standout feature of the room is the period cast iron fireplace to the chimney breast, and there is a fitted storage cupboard to the recess. The Dining Room lies beyond and there is a semi-open plan feel to this room and the Kitchen. There is tiled flooring and a turned staircase off which provides access to the first floor accommodation. The Kitchen features wood panelling to the vaulted ceiling with sky light window, and there is an offering of wall, base and drawer units with work surfacing with an inset sink and drainer. There is a



built-in Neff oven & grill with an inset 4 ring gas hob to the work top, and there is plumbing/space for further white goods also. The Kitchen also plays host to the Worcester gas condensing combination central heating boiler. Off the Kitchen is a rear Hallway with a fitted storage cupboard and there is a UPVC double glazed door providing access to the rear yard. Completing the ground floor offering is the Bathroom which is fully tiled and features a three itemed white suite. To the first floor, there are two bedrooms in total with the main bedroom spanning the full width of the property and a nice touch to this room is the exposed wooden flooring. Externally, there is a small walled yard with rear gate access.

## 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. 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 left and proceed on. The property will be observed on the right hand side clearly marked by our Humphreys for sale notice.

## ACCOMMODATION

with approximate room sizes, briefly comprises:-

### SITTING ROOM

10' 9" x 10' 1" (3.28m x 3.07m)

### DINING ROOM

8' 10" x 7' 9" (2.69m x 2.36m)

### KITCHEN

9' 11" x 7' 9" (3.02m x 2.36m)

### HALLWAY

3' 5" x 2' 10" (1.04m x 0.86m)

### BATHROOM

6' 6" x 5' 3" (1.98m x 1.6m)

### BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m)

### BEDROOM TWO

8' 5" x 7' 9" (2.57m x 2.36m)

### COUNCIL TAX

Cheshire West and Chester Council - Band B



## EPC RATING

C

## TENURE

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

## VIEWING

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

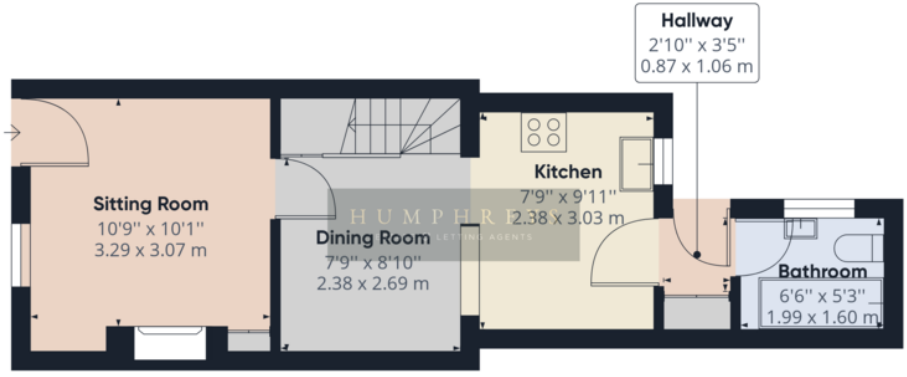
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
524.43 ft<sup>2</sup>  
48.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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