



17 The Beeches

UPTON, CHESTER



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A spacious four bedroom detached bungalow located in Upton, Chester, offering an ideal combination of comfort and convenience; perfect for families or those seeking single-level living.



FEATURES

- Detached bungalow
- Four double bedrooms
- Two bathrooms
- Close to all amenities
- Highly sought after residential location
- Double garage
- Spacious garden and patio area

DESCRIPTION

The Beeches is an attractive cul-de-sac location situated in the Chester suburb of Upton, one of Chester's most sought after residential locations.

As you enter, you'll be greeted by a bright and airy hallway that leads to an expansive open plan living/ dining room. The open-plan layout is perfect for modern living, connecting seamlessly to a conservatory/ sun room boasting plenty of natural light from large windows and providing a tranquil spot to admire the gardens. There are sliding doors leading out to the rear patio and gardens. There is a well-appointed kitchen with fitted appliances and a breakfast bar. The bungalow features four generously sized bedrooms, with the principal bedroom benefiting from an en suite shower room. All bedrooms have fitted wardrobes. There is newly modernised family bathroom with large bath and shower over.

Externally, the property enjoys a large garden that provides a serene and very private outdoor space, perfect for relaxing or entertaining. The beautiful garden is complemented by a spacious patio area, ideal for summer barbecues and gatherings. The property also includes a double garage which houses the gas combination boiler and there is a private driveway for additional off-road parking.

The Beeches presents a unique opportunity to secure a delightful and extremely spacious bungalow in a sought-after area, combining comfortable living with fantastic amenities and a community atmosphere.



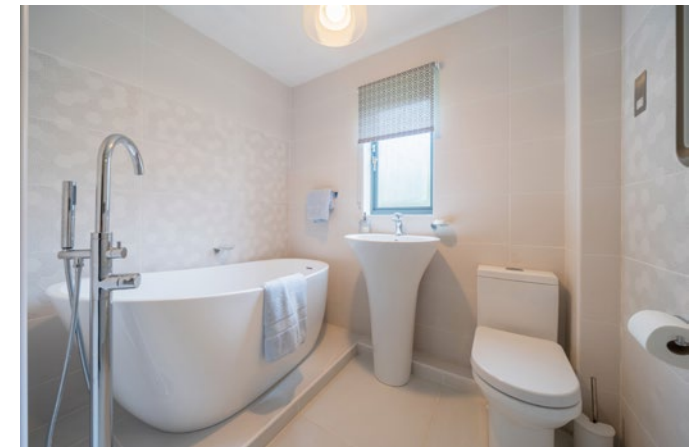
SITUATION

Situated in the appealing suburb of Upton, The Beeches offers a private and peaceful residential environment while remaining conveniently close to Chester city centre.

Upton is well served by local reputable schools, with Upton-by-Chester High School being on the doorstep. There is also a good range of local shops, including convenience stores, post office and pharmacy. There is an array of recreational facilities including Upton-by-Chester Golf Club, The Cheshire County Sports Club and Chester Zoo, which has been rated by TripAdvisor as the UK's best zoo in 2024.

The development is within striking distance of Hoole providing an array of independent shops, bars and restaurants. Chester city centre is located only a 5 minute drive away with its rich heritage and buzzing social scene. Open countryside is also close by with the Countess of Chester Country Park and there are pleasant walks along the canal towpath.

There are regular bus services nearby, as well as access to major road networks for Liverpool, Manchester and North Wales. Chester Railway Station has regular intercity direct services to London Euston within 2 hours. Both Manchester and Liverpool airports are within easy travelling distance.





TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

All mains services

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

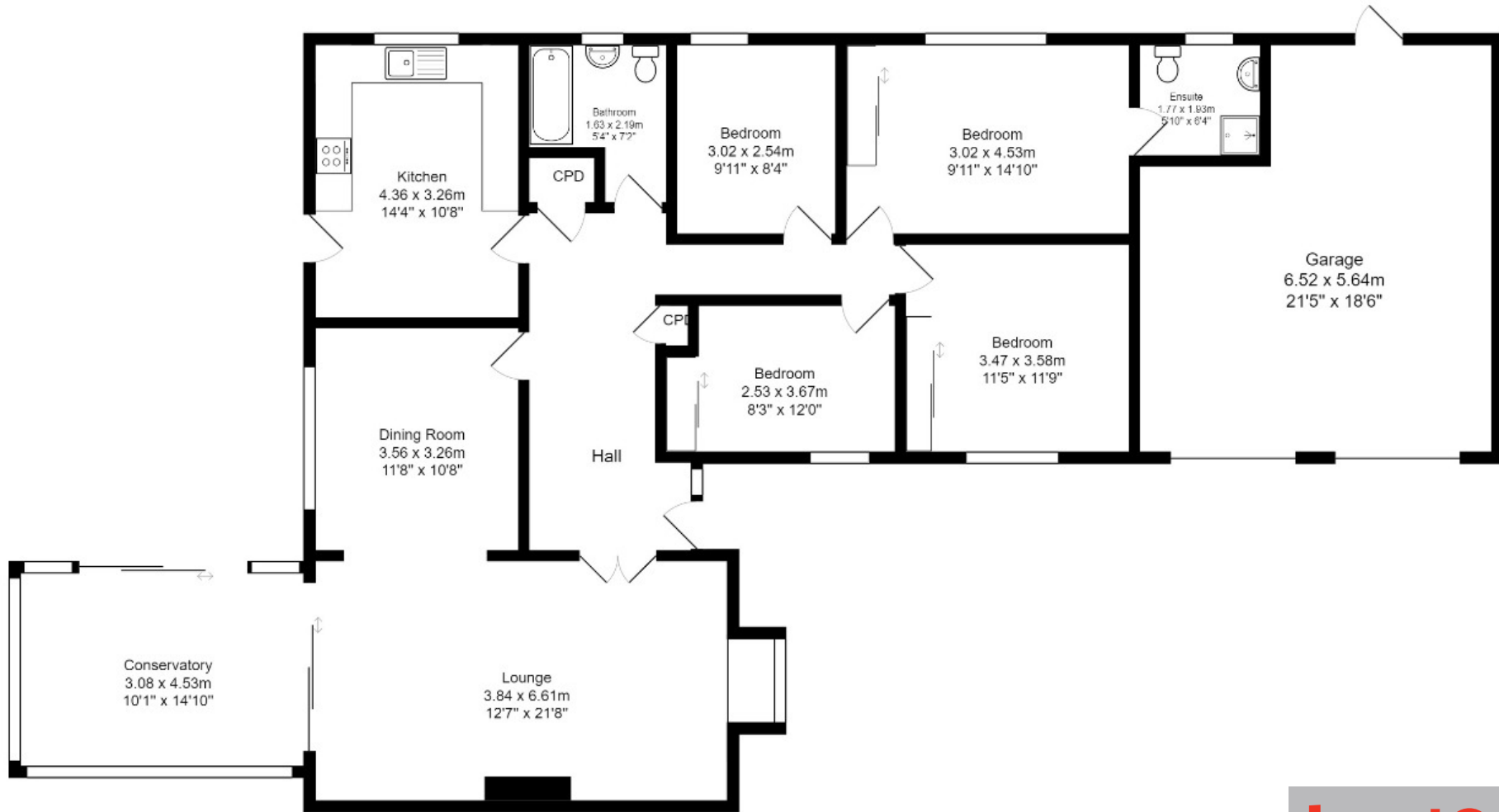


FLOORPLAN

Main house GIA - 1,512 sq ft (140.4 sq m)

Garage GIA - 400 sq ft (36.7 sq m)

Total gross internal area 1,912 sq ft (177.1 sq m)



LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

LegatOwen
RESIDENTIAL
01244 408288
legatowen.co.uk