



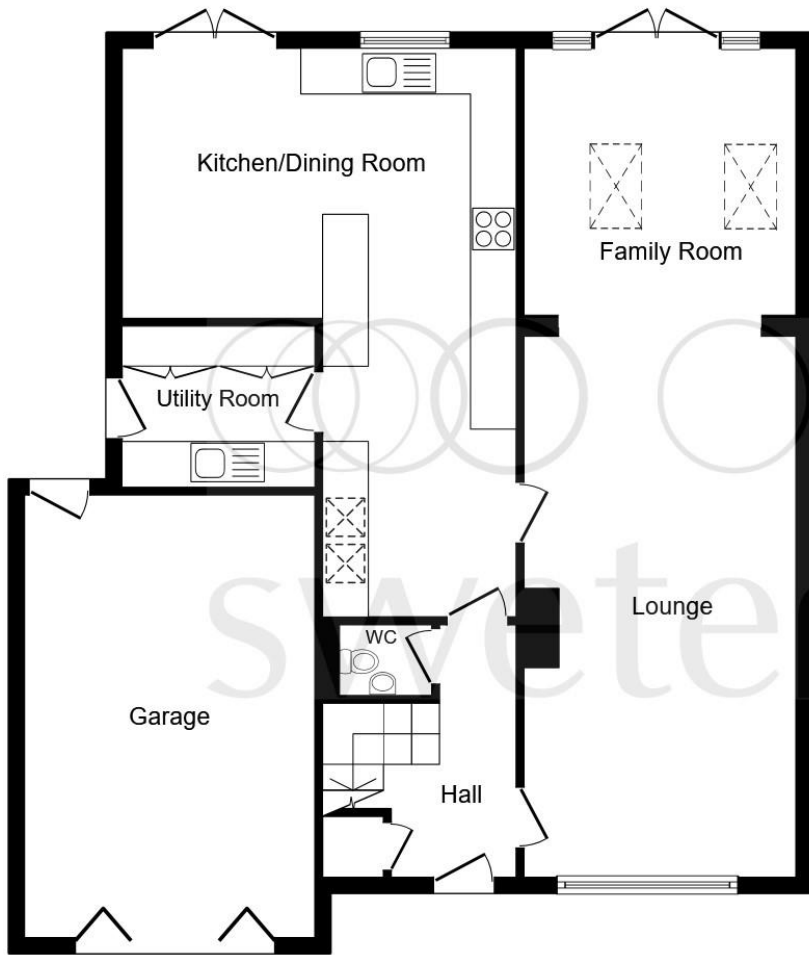
Alpraham Crescent, Upton, Chester CH2 1QX

welcome to

Alpraham Crescent, Upton, Chester

This EXTENDED and immaculately presented 3 bedroom semi-detached family home is in a desirable area of Chester and benefits from a STUNNING family kitchen, UNDERFLOOR HEATING, an en-suite and walk-in wardrobe to the master bedroom, rear GARDEN, driveway PARKING plus GARAGE. VIEWING is a MUST!





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Front entrance door with vertical glazed panel leading into the hallway, gloss tiled flooring, understairs storage, radiator, staircase rising to the first floor landing, and doors leading to the Cloakroom/WC, Lounge/Family Room and the Kitchen/Dining Room

Cloakroom/WC

Comprising WC, wash basin, tiled flooring, and extractor fan.

Lounge/Family Room

37' 1" x 12' (11.30m x 3.66m)

With a window to the front elevation looking out over the front garden, a large fully carpeted open plan space with a gas fire in the lounge, leading through into the family room with skylights, radiator, and French doors leading out to the garden.

Kitchen/Dining Room

24' 7" x 17' 1" (7.49m x 5.21m)

An L-shaped kitchen/dining room fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, induction hob, fitted microwave, double oven and a steam oven, integrated floor-to-ceiling height fridge and freezer, dishwasher, all featured around a centre island, gloss floor tiles with underfloor heating, spotlights to ceiling, plenty of space for a dining table and chairs, doors leading into the Utility Room and the Lounge/Family Room, a window to the rear elevation, and French doors leading to the rear garden.

Utility Room

7' x 8' 9" (2.13m x 2.67m)

Comprising base units with complementary work surface, stainless steel sink and drainer with mixer tap over, wall-mounted boiler, tall storage cupboards, gloss floor tiles with underfloor heating, and a door with frosted glazed panel to the side elevation.

First Floor Landing

Stairs leading up from the ground floor, carpet flooring, radiator, a window to the front elevation, pull-down ladder giving access to the loft space, and doors leading to all bedrooms and the bathroom.

Bedroom One

17' 2" x 19' 10" (5.23m x 6.05m)

An L-shaped Master Bedroom with a window to the rear elevation, carpet flooring, radiator, and doors leading into the en-suite shower room and a walk-in wardrobe.

En-Suite Shower Room

Comprising a walk-in rainfall shower, vanity unit with integrated WC and wash basin with mixer tap with cupboards under, complementary fully tiled walls, tiled floor, an anthracite heated radiator/towel rail, and a frosted window to the front elevation.

Walk-In Wardrobe

7' 7" x 5' 1" (2.31m x 1.55m)

A carpeted wardrobe space with fitted units providing ample drawer and hanging space.

Bedroom Two

12' 1" x 13' 7" (3.68m x 4.14m)

With a window to the front elevation, carpet flooring, and a radiator.

Bedroom Three

10' 10" x 12' 2" (3.30m x 3.71m)

With a window to the rear elevation, carpet flooring, and a radiator.

Bathroom

Comprising a P-shaped bath with shower over and glass screen, fitted vanity unit with integrated WC and wash basin with mixer tap and cupboards under, complementary fully tiled walls, tiled floor, chrome ladder-style radiator/towel rail, and a frosted window to the side elevation.

Outside Front

A lawned area with hedging to the side, a driveway providing ample off-road parking, leading to a garage with electric doors.

Rear

A private and spacious garden enclosed by wood fencing, mainly laid to lawn with mature borders and patio space, greenhouse and garden shed.

Garage

12' 6" x 19' 2" (3.81m x 5.84m)

With a side-opening electric door to the front, and a door leading out to the rear garden.



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welcome to

Alpraham Crescent, Upton, Chester

- Well Presented and Extended 3-Bedroom Semi-Detached
- Spacious Interior with Generous Living Space
- Underfloor Heating to Kitchen and Utility Room
- Walk-In Wardrobe and En-Suite to Master Bedroom
- Ample Driveway Parking
- Spacious Garage with Side-Opening Electric Door
- Private Enclosed Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS114652 - 0005

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