

Town & Country

Estate & Letting Agents

The Acorns, Upton

£345,000



Forming part of a modern courtyard development within the sought-after, family friendly Chester suburb of Upton, this well-maintained three storey home benefits from central heating, UPVC double glazing and is extremely conveniently located for a variety of day-to-day amenities. The internal accommodation comprises an entrance hall, sitting room, cloakroom WC, a utility room and kitchen/dining room on the ground floor. On the first floor there is a living room and a principal bedroom with an en-suite bathroom off the first floor landing, and situated on the second floor are three further bedrooms, a shower room and a family bathroom. Externally, there are low maintenance gardens to both front and rear with a single garage and parking located to the rear of the property.

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DESCRIPTION

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LOCATION

The property is situated within the popular residential location of Upton close to local amenities including shops, schools and recreational facilities together with an electrified rail link to Liverpool. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course together with the Northgate Arena. 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.

DIRECTIONS

Starting at our office on Lowerbridge Street in Chester, head south on Lower Bridge St towards St Olave St, turn right onto Castle St, at the roundabout, take the 2nd exit onto Nicholas St/A5268 and continue to follow A5268. Then, continue straight

onto St Martin's Way/A5268 and at the roundabout, take the 1st exit onto Upper Northgate St/A5116. Turn right onto A5116 and turn left onto Liverpool Rd/A5116 and then at the roundabout, take the 1st exit and stay on Liverpool Rd/A5116 and go through 2 roundabouts, turn right onto Mill Lane, at the roundabout, continue straight onto Heath Rd, continue onto Caughall Rd and turn right onto The Acorns, the property will be on the left.



ENTRANCE HALL

19'0 x 6'2"

The property is entered through a leaded double glazed front door which opens to an entrance hall with a radiator, stairs off rising to the first floor accommodation, with an oak banister and ornate balustrades. There are also doors off open to the sitting room, cloakroom WC, utility room and kitchen/dining room.



SITTING ROOM

13'0 x 9'7

The sitting room has a coved ceiling and a window to the front elevation, with a radiator below.



UTILITY ROOM

6'6 x 4'8

The utility room is fitted with wall and base units, there is space and plumbing for a washing machine and dryer below, a work surface housing a stainless steel, single drainer sink unit with mixer tap and tiled splashback. The floor is ceramic tiled, there is also a radiator and an extractor fan.



CLOAKROOM W.C

Installed with a dual flush low level WC, along with a wash hand basin, tiled splashback, a radiator and extractor fan.



KITCHEN/DINING ROOM

13'7 x 10'11

Installed with a range of white wall, base and draw units, ample work surface space houses a one and a half bowl sink unit with a mixer tap and tile splashback. Integrated appliances include a stainless steel double oven, extractor hood and dishwasher. There is space for a fridge freezer, a radiator, timber laminate flooring, and an under stair storage cupboard with a ceramic tile floor. A window faces the rear

elevation and UPVC double glazed doors open to the rear garden.



FIRST FLOOR LANDING

11'5 x 6'2

With a continuation of the banister and ornate balustrades from the entrance hall with stairs off rising to the second floor accommodation, a radiator and doors off opening to the living room and the principal bedroom.



LIVING ROOM

14'4 x 13'7

Having a window facing the front elevation with a radiator below, a coved ceiling, a second radiator and featuring a living flame gas fire with marble and Adam style surround.



PRINCIPAL BEDROOM

11'7 x 11'4

The principal bedroom has a window facing the rear elevation, a radiator below and a range of fitted wardrobes. A door off opens to the ensuite bathroom.



EN SUITE BATHROOM

6'8 x 6'6

Installed with a panel bath, with mixer tap and electric shower, along with a protective glass screen above, a dual flush low level WC with pedestal wash hand basin, partially tiled walls, an extractor fan and a chrome heated towel rail.

SECOND FLOOR LANDING

With a continuation of the banister and ornate balustrades from the floor below. The second floor landing has a large built in shelved cupboard, housing the pressurised hot water

cylinder, there is also access to the loft and doors off to bedrooms two, three, four and to the family bathroom.



BEDROOM TWO

11'6 x 9'5

Having a window facing the front elevation, a radiator below, a range of fitted wardrobes and a door opening to the ensuite shower room.



EN SUITE SHOWER ROOM

6'8 x 6'5

Containing a corner shower enclosure with a thermostatic shower, a dual flush low level WC with a pedestal wash hand basin and mixer tap, a radiator, partially tiled walls and tiled floor with an extractor fan set within the ceiling.



FAMILY BATHROOM

7'8 x 6'11

Installed with a panelled bath with mixer tap, a handheld shower extension, a dual flush low level WC, a pedestal wash hand basin with mixer tap, a radiator, partially tiled walls, tiled floor and extractor fan set within the ceiling.



BEDROOM THREE

12'3 x 6'8

Having a window face the rear elevation with a radiator below.



BEDROOM FOUR/OFFICE

9'2 x 6'8

Utilised as an office with a window facing the rear elevation with radiator below and fitted with a desk, shelving unit and drawers.



EXTERNALLY

The property is approached through a brick block forecourt to a front door beneath the canopy porch with a light, looking out over a shrubbed communal garden with a small children's play area within. To the rear, there is a low maintenance block paved rear garden with an outside light and water supply, enclosed by timber fencing with gated access opening to the off-road parking positioned to the front of the single garage with an up and over door along with power and light.



SERVICES

The agents have not tested the appliances listed in the particulars.

Council Tax Band E

TO ARRANGE A VIEWING

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

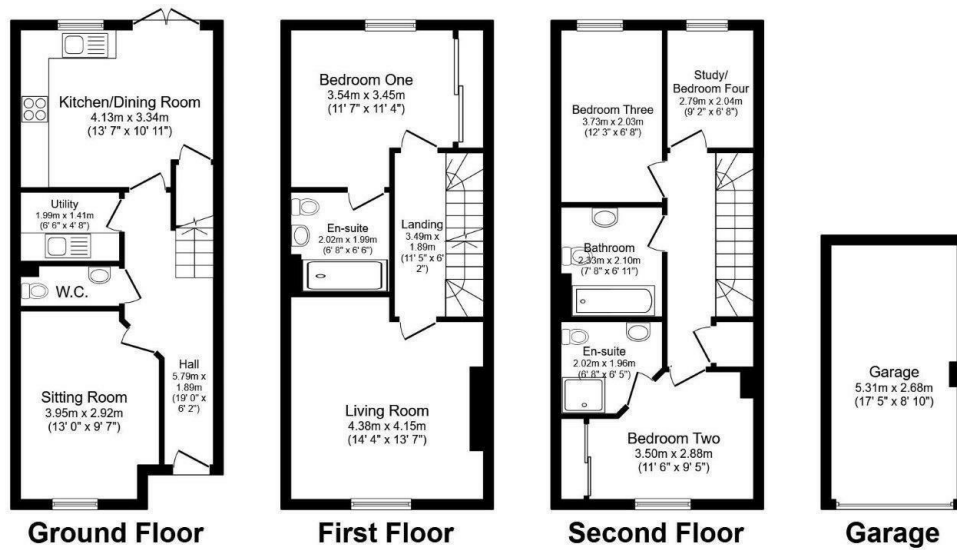
TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total floor area 135.6 sq.m. (1,460 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	