

# Town & Country

Estate & Letting Agents

Alpraham Crescent, Chester

£329,950



Located in a sought-after area of Chester, this spacious three-bedroom semi-detached home offers a fantastic opportunity for modernisation. Featuring gas central heating and UPVC double glazing, the property's ground floor includes an entrance hall/side passageway with access to the garage, and a reception hall leading to the living room, kitchen, and dining room. Upstairs, there are three well-sized bedrooms and a bathroom. Externally, the home offers off-road parking and a generous rear garden mainly laid to lawn. Available with no onward chain.

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## DESCRIPTION

Situated within this highly desirable Chester location Town & Country is offering the opportunity to purchase this light and spacious three bedroom semi-detached in need of modernisation, and the ideal platform for somebody wishing to impart their own style and design on a potentially lovely family home. The property itself benefits from gas central heating along with UPVC double glazing, and in brief comprises an entrance hall/side passageway which internally offers access to the garage and reception hall. Off the reception hall is a living room, kitchen and dining room. On the first floor, the accommodation offers access to three good sized bedrooms and a bathroom. Externally to the front of the property is off-road parking with a small garden area, whilst the rear garden is of generous proportions predominantly laid to lawn. This property could be purchased with no chain.



## LOCATION

Alpraham Crescent lies within the popular and desirable location of Upton, and the property is situated conveniently for all the general day-to-day quality amenities which the area itself has to offer. The local shops are within a short walking distance, including a Tesco Express store. There are good local schools for nursery, primary and secondary education all close by with Chester city centre approximately 10-15 minutes travelling

distance by car. Easy access is also enjoyed to the national motorway network.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, continue to follow A5268, continue straight onto St Martin's Way/A5268, at the roundabout, take the 1st exit onto Upper Northgate Street/A5116, turn right onto A5116, turn left onto Liverpool Road/A5116, at the roundabout, take the 1st exit and stay on Liverpool Road/A5116, go through 2 roundabouts, turn right onto Mill Lane, at the roundabout, continue straight onto Heath Road, turn right onto Gatesheath Drive, turn right into Alpraham Crescent, and the property will be on the left.

## ENTRANCE HALL

18'5 x 3'4

The property is entered through an opaque UPVC double glazed door which opens to the entrance hall with a single glazed door opening to the rear garden, a lever latch door opening to the garage and a further opaque UPVC double glazed door opening to the reception hall.

## RECEPTION HALL

With stairs rising to the first floor accommodation with a storage cupboard below, fitted carpets with original parquet flooring underneath, a radiator and glazed doors off opening to the kitchen and dining room with a further door opening to the living room.



## LIVING ROOM

15'8 x 10'2

Having a window facing the front elevation, fitted carpets with original parquet flooring underneath, a radiator and a fireplace with a gas connection close by, requires reconnecting.



## KITCHEN

11'4 x 6'7

Fitted with wall base and drawer units with wood grain effect work surfaces housing a stainless steel single drainer sink unit, space and plumbing for a washing machine, space for a cooker, a window facing the rear elevation and an opaque UPVC double glazed door opens to the entrance hall/side passageway.



## DINING ROOM

11'4 x 8'2

With a window facing the rear elevation, and a radiator below.

## FIRST FLOOR LANDING

Having a radiator and doors off opening to all three bedrooms and the bathroom.



## BEDROOM ONE

13'7 x 10'5

With two sets of fitted Louvre door fronted wardrobes, a window to the front elevation and a radiator.



## BEDROOM TWO

11'0 x 8'2

Window to the rear elevation with radiator below.



## BEDROOM THREE

Window to the rear elevation with radiator below.

## BATHROOM

8'4 x 5'1

Having a built-in floor to ceiling cupboard which houses the gas combination boiler. The bathroom is fitted with a coloured suite comprising a panelled bath, low-level WC, pedestal wash hand basin with partially tiled walls, heated towel rail and an opaque window to the side elevation.



## EXTERNALLY

To the front of the property is a shrub garden with off-road parking for several vehicles positioned to the front of the garage, the rear garden is of generous proportions being predominantly laid to lawn with a scattering of mature trees and shrubs, a greenhouse and timber shed.

## GARAGE

19'6 x 8'2

Accessed from the front through double timber doors opening to the garage with

power and light and access from the entrance hall/side passageway.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: D £2277

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

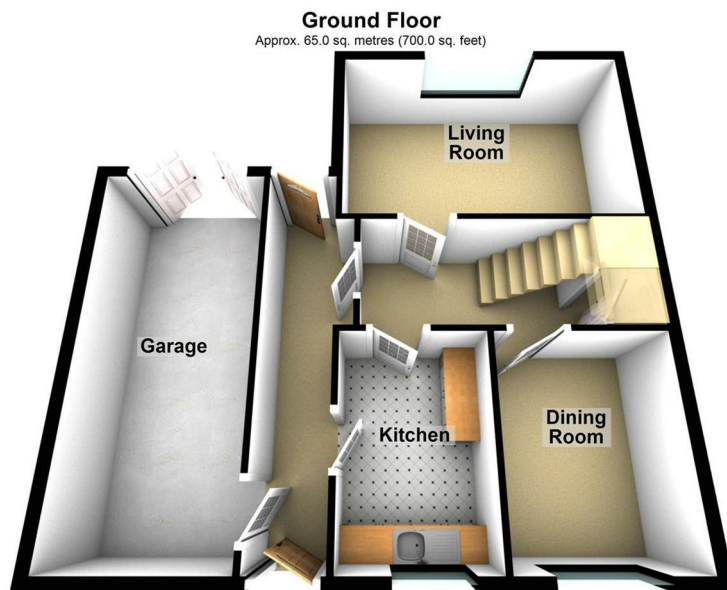
## SUBMIT AN OFFER

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

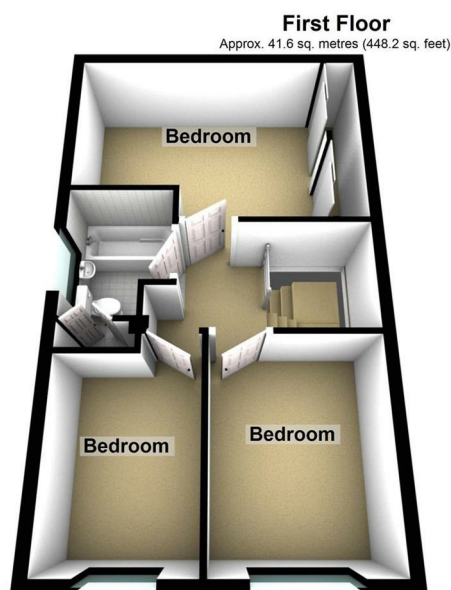
## MORTGAGE SERVICES

Town & Country Estate Agents 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 area: approx. 106.7 sq. metres (1148.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(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	

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 must 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.