

# Town & Country

Estate & Letting Agents

Appleton Road, Upton

£479,950



Nestled in the highly desirable suburb of Upton, this modern four bedroom extended detached family house offers a perfect blend of comfort and style. Offering adaptable accommodation including two reception rooms, study/music room, downstairs cloaks & bedroom, en suite facility, mature gardens, single garage and off-road parking. Viewing is essential to appreciate this lovely property.

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## DESCRIPTION

Appleton road is a lovely family residence and has the benefit of UPVC double glazing and gas central heating. Offering spacious accommodation including an entrance hall with cloakroom WC, two inviting reception rooms providing space for both relaxation and entertaining. Additionally, an inner hallway provides access to the versatile study or music room and a ground floor bedroom with an en suite shower room adding to the home's appeal and catering to various lifestyle needs. Upstairs, the first-floor landing leads to three further bedrooms and the family bathroom. Externally the property is surrounded by mature gardens. The single garage and off-road parking provide practical solutions for vehicle storage and accessibility.

## LOCATION

This home is situated in one of Chester's most sought-after suburbs, making it an ideal choice for families looking for a peaceful yet connected community. With its modern amenities and charming features, this property is a wonderful opportunity for those seeking a new family home in a prime location. Appleton Road is located close to local amenities including shops, schools, including Mill View school with its outstanding Ofsted rating 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

Head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268. Turn right onto Foregate Street/A5268, continue to follow A5268. Continue straight onto St. Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. Turn left onto Newton Lane, Turn left onto Wealstone Lane, Turn right onto Appleton Road, turn left to stay on Appleton Road, the property will be located via our For Sale Sign.



## ENTRANCE HALL

18'0 x 5'5 (max)

Entered through an opaque composite double-glazed front door, the hallway features woodgrain-effect laminate flooring and an opaque side window. There is a radiator, stairs rising to the first-floor accommodation with spindle balustrades, and a cupboard beneath. Doors open to the cloakroom WC and living room, with a glazed internal door leading to the kitchen.



## CLOAKROOM W.C.

5'5 x 2'2

Fitted with a low-level WC and pedestal wash basin. The room has woodgrain-effect laminate flooring and an opaque window to the front elevation.



## KITCHEN

11'6 x 9'7

Fitted with a range of white wall, base, and drawer units, the kitchen includes work surfaces housing a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel double oven, hob, and extractor hood, along with a dishwasher. There is space and plumbing for a washing machine. The flooring is woodgrain-effect laminate, and a window faces the rear elevation. Recessed ceiling downlights provide lighting. A partially glazed back door opens to the outside, and a glazed internal door leads to the dining room.



## DINING ROOM

10'1 x 8'2

Featuring a radiator and UPVC double-glazed French doors that open onto the rear garden.



## LIVING ROOM

13'5 x 11'10

With a window to the front elevation and a radiator beneath, this room features a living flame gas fire with a marble surround.

## INNER HALLWAY



## STUDY/MUSIC ROOM

10'4 x 6'7

Includes a radiator and a window to the rear elevation



## BEDROOM FOUR (GROUND FLOOR)

10'0 x 9'1

This ground floor bedroom has a window to the front elevation, a radiator below, and an internal door leading to the en suite shower room.



## EN SUITE SHOWER ROOM

7'6 x 5'7 (l shaped)

Fitted with a low-level WC, pedestal wash basin, and an oversized shower enclosure. The floor is ceramic tiled, the walls are fully tiled, and recessed ceiling downlights provide lighting. A radiator is also present.

## FIRST FLOOR LANDING

Stairs continue from the entrance hall, with a spindle balustrade and an opaque window to the side elevation. The landing provides loft access and houses a built-in shelved cupboard containing the gas combination boiler. Doors lead to all three bedrooms and the bathroom.



## BATHROOM

6'6 x 5'10

Fitted with a three-piece white suite comprising a roll-top Victorian-style bath with central mixer tap and integrated shower extension, dual flush low-level WC, and pedestal wash basin. The floor is ceramic tiled, and there is a radiator.



## BEDROOM ONE

13'4 x 9'9

Features a built-in wardrobe, a window to the front elevation, and a radiator.



## BEDROOM TWO

10'5 x 7'9 (max)

Also with a built-in wardrobe, a window to the rear elevation, and a radiator.



## BEDROOM THREE

10'5 x 7'9 (max)

Includes a built-in over-stairs storage cupboard, a window to the front elevation, and a radiator.



## EXTERNALLY

The property is approached via a brick block-paved off-road parking area, positioned alongside a lawned garden with hedged borders. Timber side access leads to the rear of the property, and there is an external courtesy light located to the left-hand side of the main entrance door. Timber gated side access leads to the rear garden, which enjoys a south-westerly orientation. The garden is predominantly laid to lawn and is enclosed by timber fencing with mature hedging and trees. An external light is also present.



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## GARAGE

18'2 x 8'4

Accessed via an up-and-over door from the front. The garage is fitted with power and lighting, an opaque side window, and a single-glazed opaque door opening to the rear.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: E, £2,924.

## 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

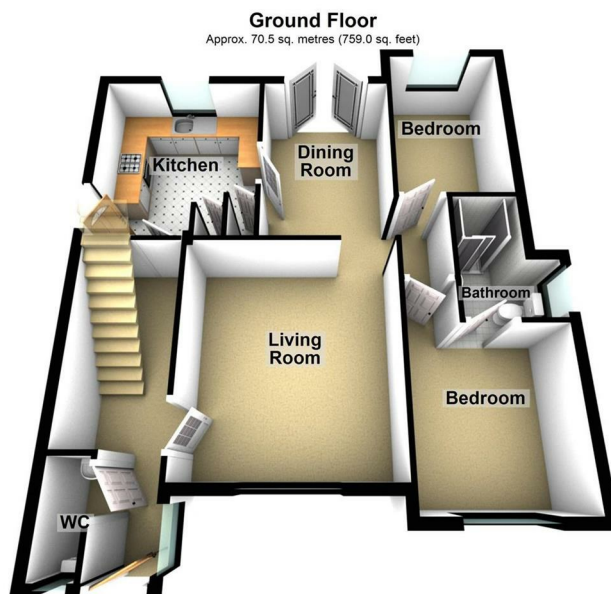
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

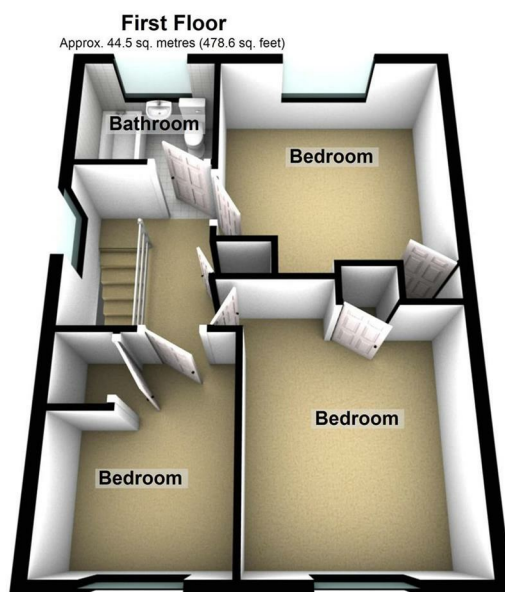
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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. 115.0 sq. metres (1237.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.