



## GREENFIELDS, UPTON, CHESTER

**£140,000**

- TOP FLOOR FLAT WITH BALCONY
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- PRIVATE GARDEN



# 49A GREENFIELDS, CHESTER, CH2 1LL



## Immaculate Two-Bedroom Top-Floor Flat in Upton – No Onward Chain

A fantastic opportunity to own a beautifully presented, recently renovated two-bedroom top-floor flat in the peaceful suburb of Upton. This move-in-ready home is offered with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property benefits from its own private driveway and is accessed via a shared stairway with just one other property. Upon entering, you'll be greeted by an abundance of natural light, thanks to large windows that complement the fresh, neutral décor throughout.

Inside, you'll find two spacious double bedrooms, a generously sized living room that opens onto a private balcony overlooking the garden, and a newly fitted kitchen complete with a gas hob, integrated oven, cooker hood, and gas combi boiler, with space for a freestanding fridge/freezer. The layout is further enhanced by a separate toilet and a modern bathroom with a shower, conveniently located off the hallway.

### Prime Location & Excellent Connectivity

Situated just a short drive from Chester city centre, this home offers easy access to major roadways, including

the M53 and M56, making commuting a breeze. Upton is a highly desirable location, offering an array of local amenities, including shops, schools, a doctor's surgery, a library, and parks. Nearby attractions include Chester Zoo, while The Bache railway station provides direct links to Chester and Liverpool.

### A Blank Canvas for Your Dream Home

This immaculate property is a rare find, offering modern comfort and convenience in a sought-after location. With no onward chain, this is a unique opportunity to secure a home that's ready for you to make your own.

Available now – don't miss out!



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**Council Tax Band:** A

**Local Authority:** Cheshire West and Chester Council

**Tenure:** Leasehold (83 Years)

**Service Charge (per annum):** £1,006

**Ground Rent (per annum):** £10

## Ground Floor

Approx. 64.8 sq. metres



Total area: approx. 64.8 sq. metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

