



8 TINTERN AVENUE, CHESTER

£375,000

- EXTENDED KITCHEN DINER
- OPEN PLAN
- OFF ROAD PARKING
- SPACIOUS BEDROOMS
- DETACHED GARAGE
- CUL DE SAC LOCATION



8 TINTERN AVENUE, CHESTER, CH2 1SB



This cleverly extended three-bedroom semi-detached property offers spacious room sizes with plenty of natural light and is turnkey. Situated in the increasingly popular area of Upton, this home benefits from excellent local amenities, all just a stone's throw from your front door.

Tintern Avenue is a small cul-de-sac of homes located just off Newhall Road. The property is approached via a tarmac driveway and features an evergreen hedge at the front, providing privacy from neighbouring properties. A front porch, with a recently fitted door, leads into a welcoming hallway complete with a coat cupboard and a staircase leading upstairs.

Off the hallway, at the front of the property, is a spacious living room featuring a large window, a characterful fireplace, and French doors that open into the kitchen-diner. To the rear of the home, a recently extended kitchen-diner serves as the true heart of the house. Grey shaker-style cupboards are beautifully complemented by solid oak worktops, offering ample storage space. A large kitchen island, five-ring electric hob, two ovens, and dedicated spaces for appliances provide both style and functionality. A vaulted ceiling with Velux windows, along with French doors opening

onto the garden, allows for an abundance of natural light. This versatile space is perfect for entertaining or family living, seamlessly combining kitchen, dining, and lounge areas. A useful downstairs WC, fitted with a toilet and sink, is also located on the ground floor.

On the first floor, a large landing window creates a bright and airy space. The front of the house features a generously sized double bedroom, while the second double bedroom overlooks the garden. The third bedroom, that is a single bedroom also offers ample space, would make an excellent home office or dressing room. The bedrooms are served by a modern three-piece family bathroom with tiled walls, a bath with an overhead shower, a WC, and a sink. The property was renovated in 2020 including a new kitchen and boiler.

Externally, the property boasts a sunny, south-easterly facing garden with a patio, well-maintained lawns, and mature borders—an ideal suntrap. Additionally, there is a spacious garage with hinged doors, complete with an electrical power supply.

Upton offers excellent amenities, including schools, shops, a library, a golf course, churches, village halls, tennis courts, and playing fields. The local schools cater for all ages and have outstanding academic records, making the area highly desirable for families. A regular

bus service to the city centre stops nearby, and there are railway stations, as well as easy access to the motorway and A55, providing convenient links to North Wales and business parks.

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Council Tax Band: C

Local Authority: Cheshire West and Chester Council

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

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Total Floor Area:
1,098 sq ft / 102 sq m

Viewings:
By prior appointment with the agent

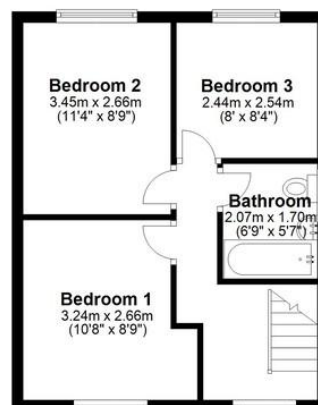
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk

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