



QUEENS CRESCENT, UPTON, CHESTER

£160,000

- DRIVEWAY
- REAR GARDEN
- OFF ROAD PARKING
- MODERN KITCHEN AND BATHROOM
- FITTED WARDROBES
- POPULAR LOCATION

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BED BATH RECEPTION EPC

Set within the popular suburb of Upton, a short drive away from the centre of Chester, this spacious, one-bedroom benefits from a fabulous rear garden and is close to all the local amenities and road networks. The accommodation briefly comprises entrance hall, well equipped kitchen, lounge with electric feature fireplace, rear bedroom with fitted wardrobes and a recently installed bathroom

Hallway

The main door opens into the hallway with lovely wood effect flooring, radiator, storage area with built in storage cupboard and doors to the lounge, kitchen, bedroom and bathroom.

Lounge 4.02m (13' 2") x 3.46m (11' 4")

A lovely bright and spacious lounge with modern upright radiator finished in grey, double glazed window to the front elevation and electric fire/heater.

Kitchen 3.25m (10' 8") x 1.86m (6' 1")

A well equipped modern fitted kitchen with ample base and wall mounted units, granite effect work tops, tile effect flooring, tile splash backs, stainless steel sink with

drainer and mixer tap, built in electric oven and hob with extractor hood, double glazed window to the side elevation with external door, radiator and utility cupboard for washing machine and dryer or tall fridge freezer.

Bedroom 4.01m (13' 2") x 2.63m (8' 8")

A spacious double bedroom with two built in storage cupboards, radiator and double glazed window to the rear elevation.

Bathroom 1.87m (6' 2") x 1.69m (5' 7")

A fabulous modern bathroom with wood effect flooring, tiled walls, panelled bath with rainfall effect thermostatic mixer shower, sink unit with vanity storage cupboard, low level WC, double glazed window and heated towel radiator finished in dark grey.

Outside

There is a good size tarmac driveway providing ample off road parking and access to the rear/side of the property where there is use of a lawned garden area and a brick built storage shed.



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Council Tax Band: A

Local Authority: Cheshire West and Chester Council

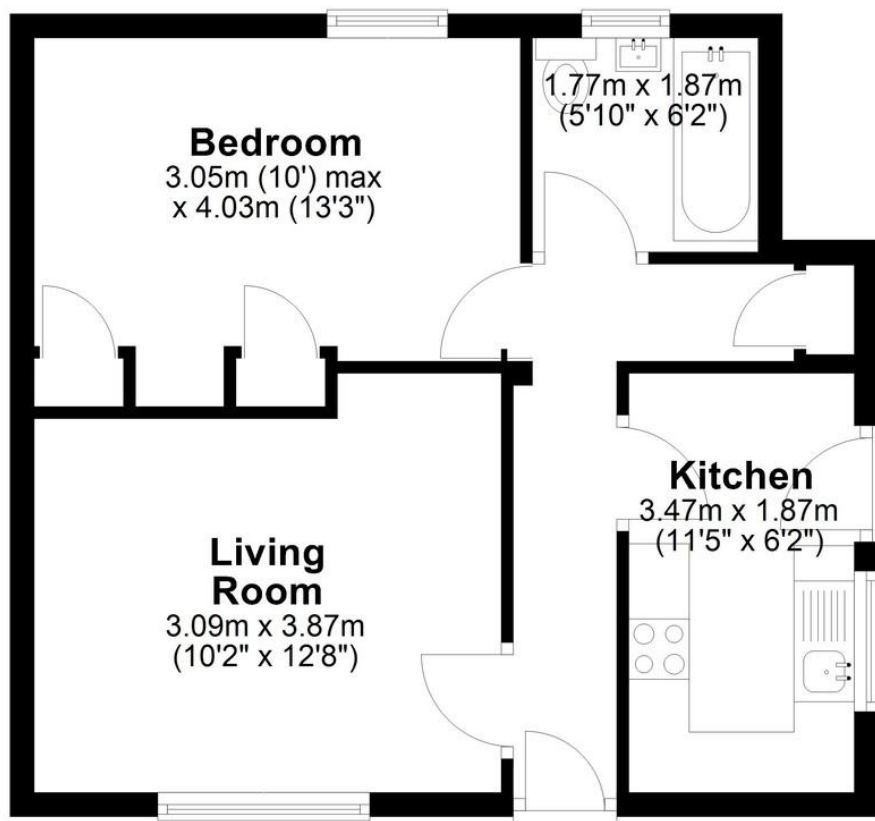
Total Floor Area: 441 sq ft / 41 sq m

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 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