

CHANGING HOME



13 Brooke Avenue | Upton | Chester | CH2 1HQ

£350,000

A spacious and well appointed 3 bedroom semi detached home set within a small cul-de-sac in a most popular part of Upton. The property has an attractive rear garden with sunny aspect.

Hall, living room, dining room, kitchen and cloakroom. 3 bedrooms and bathroom. Ample parking. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set in a small cul-de-sac within a most popular part of Upton. There are local shops within a short walk. Schools for all ages are close by. Access to the main road network is simple. Chester City Centre is a short drive away and well served by public transport.

HALL

Accessed via a large storm porch with slate tiled floor. With wood effect laminate floor, radiator and UPVC double glazed window.

LIVING ROOM

12' 0" plus bay x 10' 11" (3.66m x 3.33m) With a open hearth cast iron fireplace. Radiator and UPVC double glazed window. Fitted shelves and cupboards. Picture rail.

DINING ROOM

12' 3" x 17' 10" max (3.73m x 5.44m) With a feature brick fireplace recess with tiled hearth and timber mantle. Radiator, UPVC double glazed window and recessed spotlights..

KITCHEN

9' 6" x 7' 7" (2.9m x 2.31m) With a range of attractive wall and floor units. Sink unit. Oven, 4 ring gas hob with stainless steel extractor hood.

Partly tiled walls and wood effect laminate floor. Recessed spotlights. UPVC double glazed window and door to the rear garden.

CLOAKROOM

With a wall mounted Worcester boiler installed around 4 years ago. White suite of a WC and wash hand basin on a vanity unit. Wood effect laminate floor and shelves.

LANDING

With loft access and recessed spotlights. Built in over stairs cupboard.

BEDROOM 1

12' 1" x 10' 5" (3.68m x 3.18m) With picture rail, radiator and UPVC double glazed window.

BEDROOM 2

9' 10" x 9' 11" (3m x 3.02m) With radiator, picture rail and UPVC double glazed window.



BEDROOM 3

9' 10" x 7' 8" (3m x 2.34m) With wood effect laminate floor, radiator and picture rail. UPVC double glazed window.

BATHROOM

9' 9" x 6' 11" max (2.97m x 2.11m) A very attractive white suite of a WC, wash hand basin, bath and tiled shower cubicle. Partly tiled walls and tiled floor. 2 frosted UPVC double glazed windows. Vertical radiator and recessed spotlights.

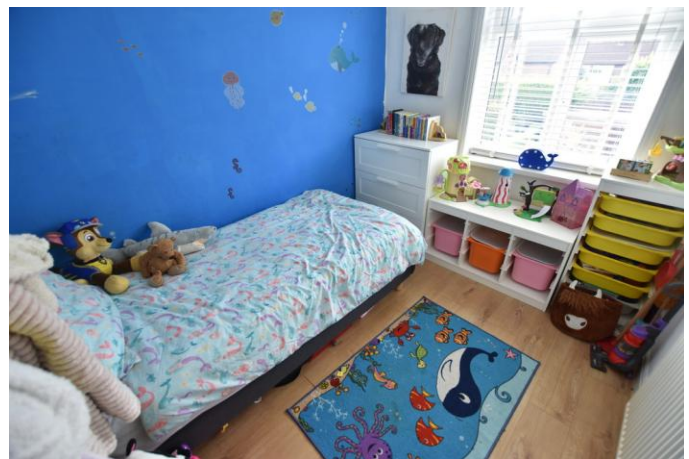
OUTSIDE

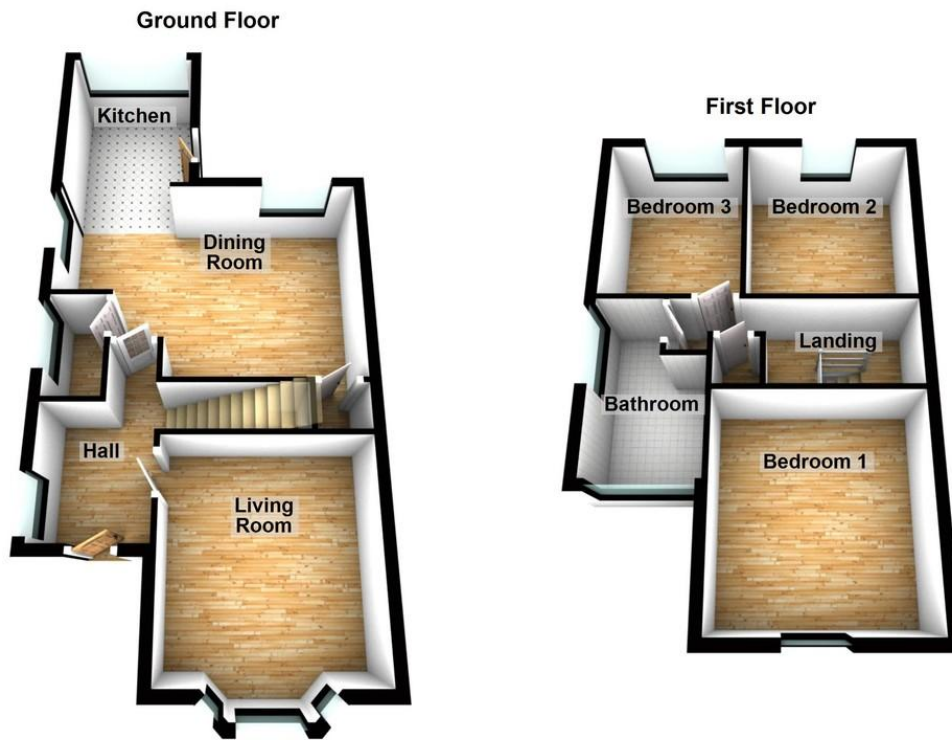
To the front is a large gravel parking area surrounded by shrubs and small trees. A brick paved drive leads along the side to a timber gate to give access to the back garden.

The rear garden is most attractive with a sunny aspect. There is a lawn, tap and slate chipped area together with a large fenced decked area on which stands a large summerhouse that has power and light. this has potential for office use.

FURTHER INFORMATION

In April 2021 the owners had solar panels installed together with a Hive heating system and new water tank.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements