



Peckforton Way | Upton | Chester | CH2 1SX

£215,000

A well-presented, spacious two double bedroom mid terraced property situated in the popular village of Upton. Ideal for a first time buyer or investor this property briefly comprises: hall, living room, open plan kitchen/diner, two double bedrooms, bathroom and front & rear garden. NO ONWARD CHAIN!

Property Description

LOCATION

Upton has many local amenities close by including shops, takeaways, cafe's & newly opened bar on Weston Grove, County Offices leisure facilities, excellent primary and secondary schools. Easy access to Chester City Centre and M56/M53 motorway links with A41 access to North Wales, the Wirral and neighbouring areas.

HALL

5' 9" x 8' 9" (1.77m x 2.69m) Accessed through a UPVC composite front door with radiator, tiled flooring and staircase leading to the upper floor.

LIVING ROOM

11' 0" x 12' 4" (3.37m x 3.78m) With UPVC double glazed window, gas fireplace and radiator.

KITCHEN AREA

17' 5" x 7' 4" (5.32m x 2.25m) With a range of stainless steel counters and worktops, timber units, space for a cooker & washing machine, stainless steel sink with tiled splashback and tiled flooring. UPVC double glazed window and frosted UPVC double glazed door leading to the back garden. Understairs storage cupboard.

DINING AREA

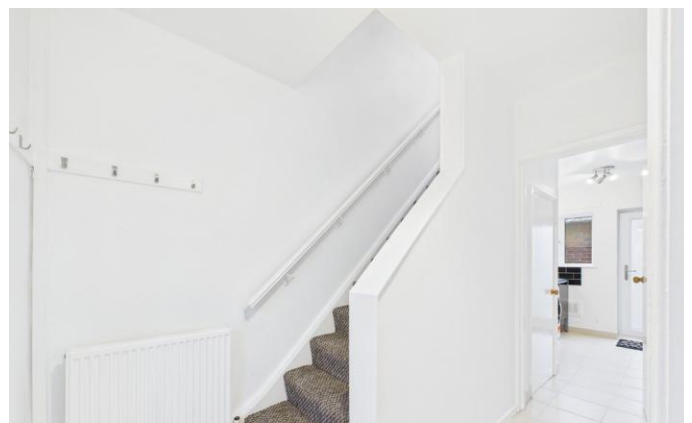
17' 5" x 7' 4" (5.32m x 2.25m) With UPVC double glazed window, radiator and tiled flooring.

LANDING

6' 4" x 4' 6" (1.94m x 1.38m) With loft access.

BEDROOM ONE

14' 4" x 9' 8" (4.37m x 2.95m) With built in wardrobes, UPVC double glazed window, radiator and storage cupboard housing a combi-boiler.



BEDROOM TWO

10' 7" x 10' 4" (3.24m x 3.17m) With UPVC double glazed window and radiator.

BATHROOM

6' 5" x 5' 6" (1.97m x 1.68m) With W/C, wash hand basin, panelled bath, partly tiled walls, electric shower, frosted UPVC double glazed window, extractor fan, vinyl flooring and radiator.

OUTSIDE

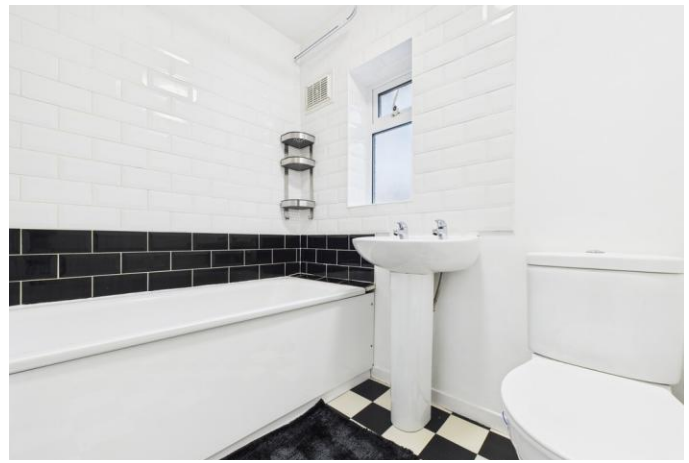
To the front is a fenced off bark and patio area, ideal for bin storage, side alleyway access to rear garden. The good sized rear garden contains two outbuildings with power & lighting, lawn and patio area with views over the school fields.

PARKING

There is communal parking to the front of the property and on street parking on Peckforton Way.

AGENTS COMMENTS

This property is absolutely ideal for a first time buyer looking to get on the ladder in a desirable area of Chester, or an investor looking to rent out the property with a roughly monthly income of £975 per calendar month. The property is in good order and ready for someone to put their own stamp on! I particularly like the green outlook to the back of the property! Viewing a must.





Tenure

Freehold

Council Tax Band

B

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		

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