

# CHANGING HOME



**2 Heath Terrace | Flag Lane South | Upton | CH2 1LB**

**£375,000**

A very spacious and superbly appointed 4 double bedroom home set in heart of popular Upton. Porch/hall, living room, large kitchen/diner and office/utility room. Master bedroom with potential en-suite, 2 further bedrooms and superb bathroom on the first floor, fourth bedroom and play room above. Large integral garage, front garden with extensive parking area and rear garden.



# Property Description

## LOCATION

The property is set in the heart of very popular Upton on the northern side of Chester. Local shops are within a short walk. The property lies in catchment for very well thought of schools. Chester Zoo, sports facilities and Upton Golf Club are also close at hand. Access to the main road network is simple.

## PORCH/HALL

Accessed via a newly installed composite door and with 2 frosted UPVC double glazed windows. Radiator and Oak floor.

## LIVING ROOM

14' 9" x 12' 4" (4.5m x 3.76m) With a feature brick fireplace, UPVC double glazed window, radiator and 2 wall light points..

## KITCHEN/DINER

17' 9" x 12' 3" (5.41m x 3.73m) A superb and very spacious dual purpose room with an extensive range of recently fitted floor and wall units together with a wine rack. Stainless steel sink unit. Integral dishwasher and space for a washing machine. Space for a range cooker with stainless steel extractor hood over. Recessed spotlights, tiled floors, 2 radiators and space for a fridge/freezer. Solid fuel wood/coal burner. UPVC double glazed double doors and UPVC double glazed windows.

## UTILITY ROOM/OFFICE

The room could have many functions but includes a recently installed wall mounted Worcester combi boiler. Tiled floor. Space and plumbing for a washing machine. Radiator and large built in store cupboard. UPVC double glazed double doors and frosted UPVC double glazed window. Door to the garage.

## LANDING

With a UPVC double glazed window to the front, radiator and vaulted ceiling.

## BEDROOM 1

17' 0" x 11' 0" (5.18m x 3.35m) With fitted wardrobes, recessed spotlights, UPVC double glazed window, vaulted ceiling and radiator.

## POTENTIAL EN-SUITE

Previously used as an en-suite the room now requires refurbishment to resume its former use. There is a frosted UPVC double glazed window. The plumbing is in place to receive a shower, wash hand basin and WC all have which have been



purchased and are at ready to be fitted.

### **BEDROOM 2**

12' 3" x 11' 6" (3.73m x 3.51m) With a radiator and UPVC double glazed window.

### **BEDROOM 3**

12' 4" x 9' 7" (3.76m x 2.92m) With a radiator and UPVC double glazed window.

### **BATHROOM**

8' 11" x 7' 11" (2.72m x 2.41m) A newly refurbished and superbly appointed white suite of a WC, wash hand basin and P shaped bath with shower and screen. Tiled floor and partially tiled walls. Frosted UPVC double glazed window. Radiator and vaulted ceiling with beam.

### **PLAY ROOM**

11' 2" x 11' 7" (3.4m x 3.53m) With radiator, recessed spotlights and 2 Velux roof windows.

### **BEDROOM 4**

10' 5" x 11' 7" (3.18m x 3.53m) With Velux roof windows and eaves storage. Recessed spotlights.

### **GARAGE**

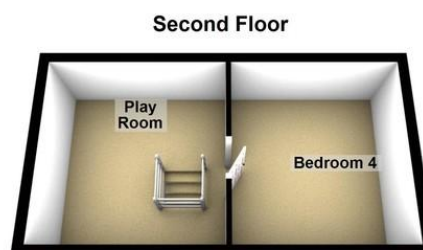
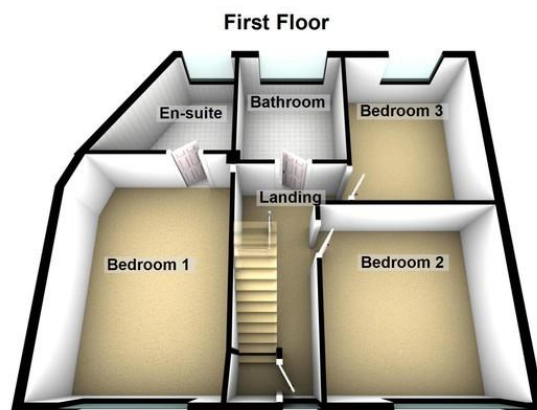
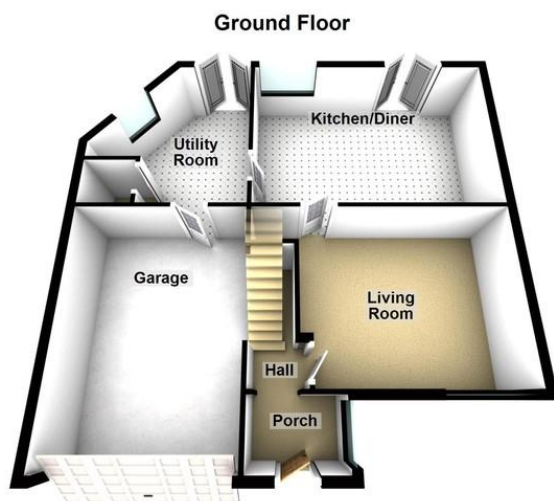
A large integral garage that could be converted into a extra reception subject to consents. With an electronic up and over door. Ample storage, power and light.

### **GARDEN**

To the front is a lawn and a very large brick paved area to provide parking for several cars. A gate at the side of the property allows access to rear garden which has a lawn, patio and well stocked borders.







for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

E

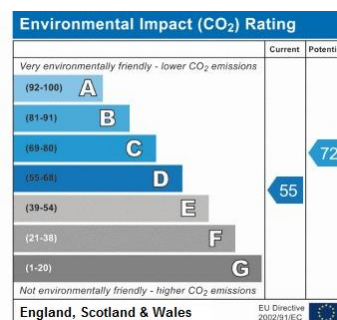
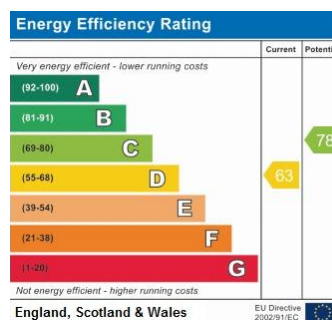
## Viewing Arrangements

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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