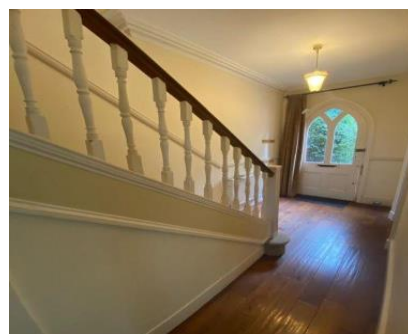




To Let

£1,595 pcm



- 4 BEDROOM SEMI
- FAMILY HOME
- PERIOD FEATURES
- EXCLUSIVE LOCATION

- GCH
- WELL MAINTAINED
- CONSERVATORY

Upton Park,  
Upton, Chester, CH2 1DF



# Property Description

Ashton & Grosvenor are pleased to bring to the market this stunning period property in a much sought after residential location of Upton Park. This great family house offers spacious accommodation with period features and is offered unfurnished.

The property briefly comprises of entrance hallway, good size lounge with feature fireplace, large 2nd reception room which leads to conservatory, spacious fully fitted kitchen leading to separate utility room with access to the rear garden.

First floor comprises of 3 double bedrooms, 4th single bedroom and family bathroom. There is a good size garden to the rear and ample parking off road parking to the front. Garden area maintenance included in rent.



Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 41      | 43        |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Ashton & Grosvenor give notice to anyone reading these particulars that:  
(i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole responsibility of the applicant.