

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Four Gables, 14 Upton Lane
Upton, Chester,
CH2 1EB

Price
£675,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Golf Course Views to the Rear | Four Bedrooms | Three Reception Rooms.

Occupying an elevated position along the desirable Upton Lane, this individually designed four bedroom detached family home enjoys attractive rear views across Upton-by-Chester Golf Course and benefits from a generous south-facing garden. The well-proportioned accommodation briefly comprises an entrance hall leading to a spacious reception hallway and a convenient downstairs WC. The living room features a charming stone fireplace with raised hearth and open grate, creating a warm focal point, while the dining room enjoys a feature bay window and French doors opening onto the rear garden, ideal for entertaining and family gatherings. A further sitting room with feature fireplace and electric fire provides additional versatile living space. The kitchen includes a useful pantry, and there is also a separate utility area incorporating the boiler room. To the first floor, the landing leads to four well-proportioned bedrooms, two shower rooms, and a useful walk-in store room, offering practical storage. The property further benefits from UPVC double glazing and gas central heating with a British Gas boiler. Externally, the property is approached via a tarmac driveway leading to a turning area and a larger-than-average single garage fitted with an electronic roller shutter door. The front garden is mainly laid to lawn with mature shrubs and trees, creating an attractive frontage. The rear garden is a particular highlight, being generous in size and predominantly laid to lawn, complemented by well-stocked borders with mature shrubs and trees. Enjoying a southerly aspect, the garden offers pleasant open views towards the 18th hole and the Upton-by-Chester Golf Clubhouse, providing a peaceful and private outdoor setting.



LOCATION

The property is conveniently situated close to local amenities including a doctor's surgery, library, tennis courts, children's park, well regarded primary and secondary schooling, and recreational facilities together with an electrified rail link to Liverpool. There is also a parade of shops on Weston Grove to include a Tesco Express, fish and chip shop, and Chinese takeaway. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

1.22m x 1.07m (4' x 3'6")

Oak panelled entrance door with double glazed insert, and ceiling light point. Glazed door to the reception hall.

RECEPTION HALL



Single radiator with thermostat, ceiling light point, smoke alarm, coved ceiling, thermostatic heating controls, and turned spindled staircase to the first floor with built-in understairs storage cupboard housing the electric meter, electrical consumer units, hanging for cloaks and wall light. Doors to the living room, dining room, sitting room, kitchen and utility room.

LIVING ROOM

5.23m x 3.33m (17'2" x 10'11")



UPVC double glazed window overlooking the rear garden with views towards the golf course, UPVC double glazed window to side, double radiator with thermostat, coved ceiling, two ceiling light points, feature stone fireplace with raised slate hearth and open grate, and built-in display cabinet with glazed doors and glass shelves.

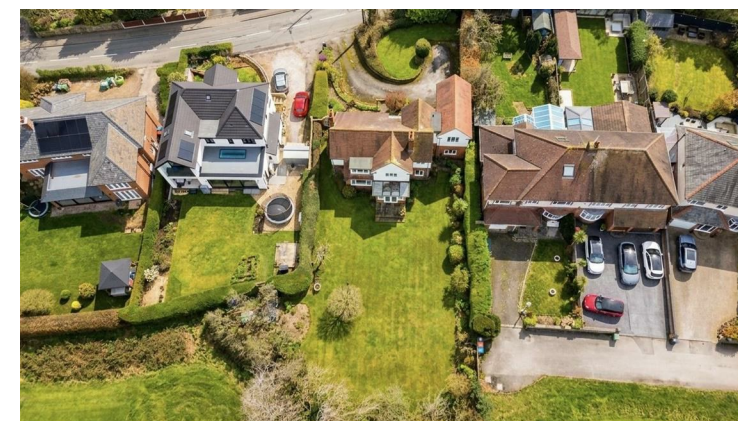
SITTING ROOM

3.76m x 3.28m (12'4" x 10'9")



Feature composite stone fireplace and hearth housing an electric log-effect fire, UPVC double glazed windows overlooking the front and side, ceiling light point, picture rails, and double radiator.

VIEW TO REAR - DRONE



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. At the roundabout continue straight across into Church Lane and at the T-junction turn left into Upton Lane. Follow Upton Lane, passing the entrance to the Upton by Chester Golf Course and the property will then be found after a short distance on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitors.

COUNCIL TAX

* Council Tax Band G - Cheshire West and Chester County Council.

AGENTS NOTES

* Mains electricity, gas, water and drainage are connected.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

and crazy paved terrace with raised borders. A wrought iron gate with brick archway provides access to the rear garden. Attached to the side of the house there is a useful garden store.



GARAGE

6.99m x 3.12m extending to 4.19m (22'11" x 10'3" extending to 13'9")
With a remote controlled roller shutter door, strip lighting, UPVC double glazed window overlooking the rear garden, power, door to the utility room, and personnel doors to the front and rear.

OUTSIDE REAR



To the rear, the garden is laid mainly to lawn and is well stocked with a variety of specimen shrubs and trees. The rear garden enjoys a southerly aspect, backs on to the 18th hole on the golf course and there are views to the Welsh hills in the west. Outside lighting to side and rear.

DINING ROOM

5.72m into bay x 3.63m (18'9" into bay x 11'11")



Raised marble hearth with open grate and chrome frame surround, coved ceiling, two ceiling light points, double radiator, display niche, serving hatch to the kitchen, and UPVC double glazed windows forming a bay with French doors to the rear garden.

KITCHEN

3.30m x 2.31m max (10'10" x 7'7" max)



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops and breakfast bar area, inset single bowl stainless steel sink unit and drainer with chrome mixer tap, fitted four ring ceramic hob, built-in Neff electric double oven and grill, space for fridge, double radiator with thermostat, Xpelair extractor, strip light, tiled floor, two UPVC double glazed windows, serving hatch to the dining room, built-in radio.

PANTRY

1.78m x 0.86m (5'10" x 2'10")



Internal UPVC double glazed window with obscured glass, fitted shelving, tiled floor, and light point.

UTILITY

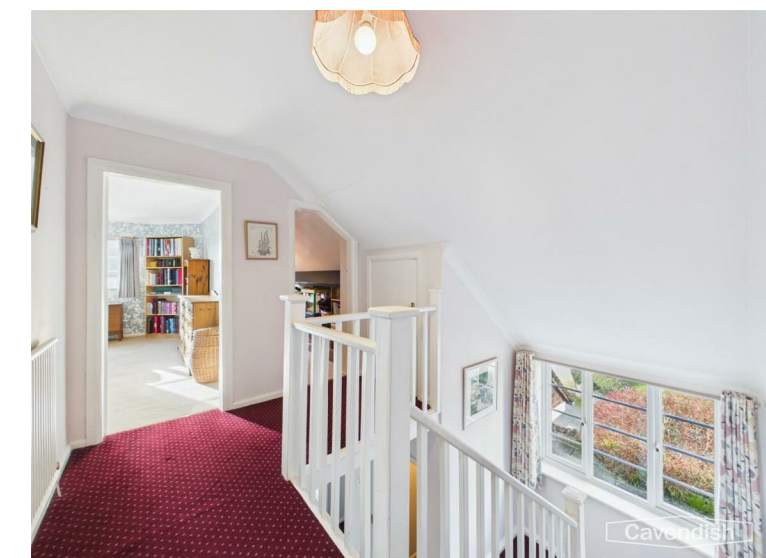
Belfast style sink unit with storage cupboard beneath and wooden drainer, plumbing and space for washing machine, coved ceiling, ceiling light point, fitted shelving, and tiled floor. Opening to boiler room and door to the garage.

BOILER ROOM

1.30m x 0.99m (4'3" x 3'3")

Wall mounted British Gas boiler, ceiling light point, hanging rail, fitted shelving, and central heating and hot water controls.

FIRST FLOOR LANDING



UPVC double glazed window on the half landing, spindled

balustrade, coved ceiling, ceiling light point, access to loft space, single radiator, and built-in storage cupboard. Doors to the principal bedroom suite, bedroom two, bedroom three, bedroom four, shower room and store room.

beneath; and low level WC. Single radiator with thermostat, coved ceiling, recessed ceiling spotlights, access to loft space, electric shaver point, illuminated wall mirror, and UPVC double glazed window overlooking the rear.

PRINCIPAL BEDROOM SUITE

Bedroom and en-suite shower room.

BEDROOM ONE

4.39m x 3.10m (14'5" x 10'2")



UPVC double glazed window overlooking the front, coved ceiling, four wall light points, and single radiator with thermostat.

SHOWER ROOM

4.14m plus door recess x 2.49m (13'7" plus door recess x 8'2")



White suite comprising: tiled shower enclosure with Triton electric shower, glazed shower screen and glazed door; vanity unit with wash hand basin with tiled splashback, mixer tap and storage

BEDROOM TWO

5.21m max x 4.98m max (17'1" max x 16'4" max)



UPVC double glazed window overlooking the rear enjoying views over the golf course, UPVC double glazed window to side, built-in storage cupboard with hanging for cloaks, double radiator with thermostat, coved ceiling, and three ceiling light points.

BEDROOM THREE

4.06m x 3.63m (13'4" x 11'11")



UPVC double glazed window overlooking the rear enjoying views over the golf course, coved ceiling, two ceiling light points, picture rails, and double radiator with thermostat.

BEDROOM FOUR

3.30m x 1.91m (10'10" x 6'3")



Two UPVC double glazed windows overlooking the rear and side, ceiling light point, picture rails, double radiator, and built-in linen cupboard.

STORE ROOM



Walk-in store room measuring 15'9" in length, with ceiling light point, purlin, exposed floorboards and UPVC double glazed window to side.

SHOWER ROOM

2.57m x 1.91m max (8'5" x 6'3" max)



Well appointed and recently refitted shower room comprising: walk-in wet shower with bench seat, wall mounted mixer unit with extendable shower attachment, canopy style rain shower head and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and two storage drawers beneath. Tiled walls with two recessed display niches and LED lighting, tiled floor, panelled ceiling with recessed LED ceiling spotlights, illuminated wall mirror, and UPVC double glazed window overlooking the front.

OUTSIDE FRONT



The property occupies an elevated position and a larger than average plot. The property is approached via a tarmac driveway which leads up to a turning area and provides access to a larger than average single garage. To the front there is a lawned garden