

For Sale

£450,000







- Traditional Style Semi-Detached Home
- Established Sought After Location
- Cul-de-sac Position
- Spacious Accommodation Throughout
- NO ONWARD CHAIN INVOLVED
- Potential to Extend Subject to Planning
- Gas Central Heating
- Close to Countess Hospital/City Centre
- EARLY INSPECTION STRONGLY A

Delvine Drive
Upton, CH2 1DE

Ashton & Grosvenor
The Fixed Fee Property Agents

Property Description

This three-bedroom semi-detached property offers an exciting opportunity for buyers looking to create their ideal family home. Offering generous and versatile accommodation, the property benefits from three separate reception rooms, providing plenty of space for family living, entertaining and home working, together with a conservatory overlooking the private rear garden. One of the property's key attractions is the fantastic potential it offers. With scope to extend and further enhance the existing accommodation, subject to the necessary planning permissions and consents, Early viewing is highly recommended to fully appreciate the space, location and enormous potential this property has to offer.





Location

Delvine Drive is situated within the popular residential area of Upton, offering a convenient setting for families and professionals alike. The area benefits from a range of local amenities, including shops, supermarkets, schools and everyday conveniences, all within easy reach. Chester itself offers an excellent selection of shopping, leisure and dining facilities, together with its historic attractions and vibrant city centre.





Reception Hallway
Upvc entrance door leading into this spacious reception hallway with parquet flooring, central heating radiator, picture rail, understairs walk in storage cupboard housing meter with double glazing window, two further small understairs storage cupboards, stairs to the first floor, double glazed window to the side elevation.

Lounge: 13.42' x 12.07' (4.09m x 3.68m)
Measured maximum into recesses. Double glazed window to the front elevation, timber feature fire surround with tiled hearth and inset, parquet flooring, central heating radiator, picture rail and dado rail.

Dining Room : 13.65' x 11.06' (4.16m x 3.37m)
Parquet flooring, timber feature fire surround incorporating coal effect gas fire set on tiled hearth with tiled inset, central heating radiator, picture rail.

Conservatory : 11.71' x 9.35' (3.57m x 2.85m)
Constructed of upvc double glazing with brick base and pitched roof with ceiling fan, central heating radiator, upvc door gaining access to the rear garden.

Morning Room : 9.15' x 9.38' (2.79m x 2.86m)
Double glazed window to the side elevation, central heating radiator, parquet flooring, storage cupboard with louvered doors and fitted shelving, picture rail.

Kitchen : 14.30' x 8.66' (4.36m x 2.64m)
Generous sized modern style fitted kitchen with a range of eye level and base fitted units with laminate effect complimentary worktops incorporating sink unit with drainer and swan style mixer tap, electric cooker point with extractor hood above recess, plumbing for washing machine, space for fridge, part tiled to walls, tiling to floor, central heating radiator, double glazed windows to the side and rear elevations, tongue and grove feature to ceiling, upvc door leading to the side of the property.

Landing
Access to loft with fitted ladder, double glazed window to the side elevation.

Bedroom 1 : 13.29' x 11.15' (4.05m x 3.40m)
Double glazed window to the front elevation, selection of fitted wardrobes, central heating radiator, picture rail.

Bedroom 2 : 12.86' x 9.02' (3.92m x 2.75m)
Double glazed window to the rear elevation, central heating radiator, selection of fitted wardrobes.

Bedroom 3 : 12.86' x 9.02' (3.92m x 2.75m)
Double glazed window to the front elevation, central heating radiator, picture rail.

Shower Room
Fully tiled shower room comprising of walk in fitted shower area with Mira Excel shower and shower screen, vanitory wash hand basin with lever tap, central heating radiator, tongue and grove feature to ceiling, double glazed window to the side elevation, cupboard housing Worcester central heating boiler, cushioned flooring.

Separate Wc
Low level w.c, cushioned flooring, double glazed window to the side elevation.

Externally
To the front of the property there is a block paved driveway providing ample parking screened by brick wall with decorative borders with the driveway leading to the side with double opening timber gates and detached single garage. Timber gate leads to the rear private garden with block paved patio area, lawn and pathway leading to the bottom of the garden with slightly raised borders and two timber store sheds and the garden is fully enclosed by timber fencing.

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