

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	

47 Meadowsway
Upton, Chester,
CH2 1HZ

Price
£670,000

Situated on a highly desirable road in the ever-popular suburb of Upton, this attractive four-bedroom detached home offers spacious and versatile accommodation, perfectly suited to modern family living. The property is entered via an inviting open porch featuring charming exposed arched brickwork, leading into a welcoming reception hall with elegant wood block parquet flooring. The dual-aspect living room is both bright and spacious, complete with a feature fireplace, parquet flooring, and French doors opening onto the garden. A separate sitting room with a wide bay window provides additional living space, ideal for relaxing or entertaining. A particular highlight of the home is the superb open-plan kitchen, dining, and family room, measuring an impressive 20'9" x 17'9". This contemporary space is fitted with a stylish range of units centred around a feature island, complemented by a vaulted ceiling and bi-folding doors that seamlessly connect the indoors with the garden—perfect for entertaining and everyday family life. A useful study area, along with a utility room and downstairs WC, adds further practicality. To the first floor, the landing leads to four well-proportioned bedrooms. The family bathroom is beautifully appointed, featuring a double-ended bath and separate shower, alongside a separate WC. Externally, the home is set behind a lawned front garden with mature shrubs and trees. A tarmac driveway provides off-road parking and leads to a single brick-built garage with power and lighting. Additional features include hot and cold outdoor taps and an external double power socket. To the rear, the property boasts a generous, private garden, mainly laid to lawn and complemented by an extensive decked seating area—ideal for outdoor dining and entertaining. The garden is enclosed by brick walling and established hedging, with mature trees creating a peaceful, wooded outlook. An early viewing is highly recommended.

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.

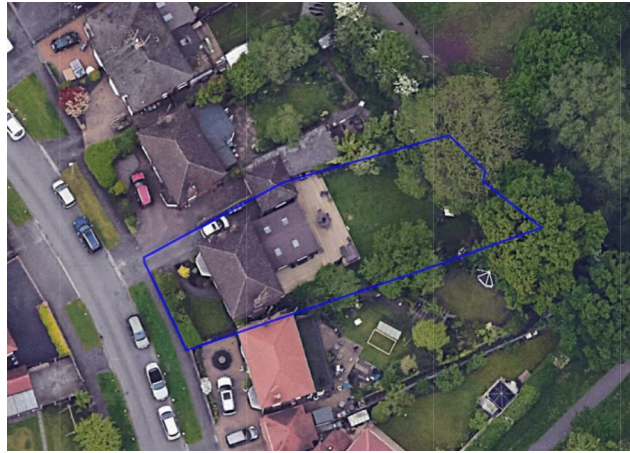
MISREPRESENTATION ACT 1967

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.

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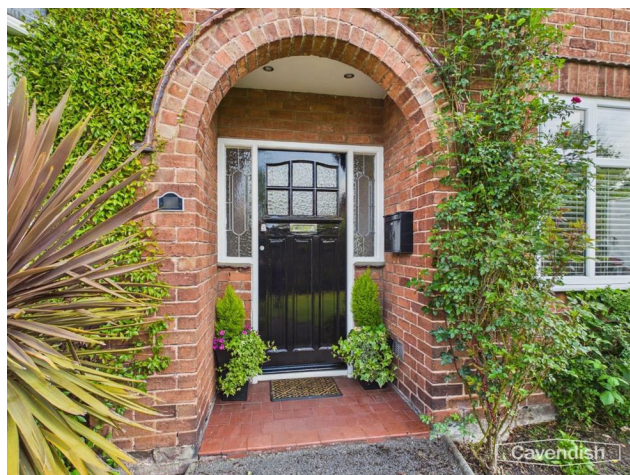
LOCATION



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:

PORCH



Open arch brick entrance porch with quarry tiled floor, two recessed downlights and wooden panelled entrance door with glazed inserts and leaded glazed side windows to the Reception Hall.

RECEPTION HALL

3.71m x 1.73m (12'2" x 5'8")



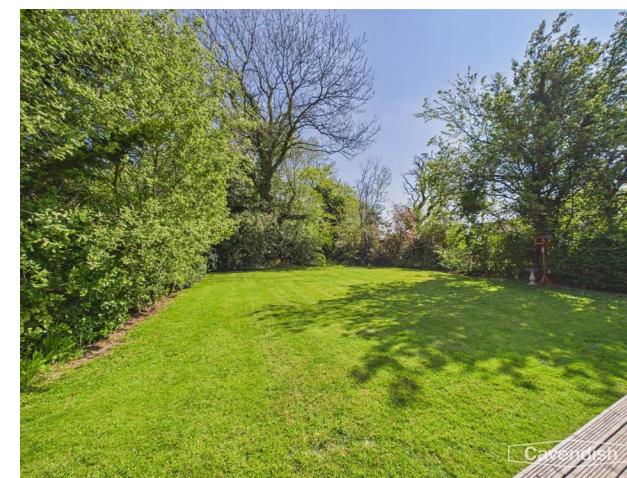
Plate racks, mains connected smoke alarm, ceiling light point, single radiator, digital thermostatic central heating controls, woodblock parquet flooring and turned staircase to the first floor with built-in understairs storage cupboard. Stripped wooden panelled doors to the Living Room, Sitting Room and Study Area.

LIVING ROOM

5.92m x 3.33m (19'5" x 10'11")



Dual-aspect living room with a uPVC double glazed window overlooking the front and uPVC double glazed French doors with full height double glazed windows to each side to the rear garden, coved ceiling, picture rails, ceiling light point with dimmer switch control, woodblock parquet flooring, double radiator with thermostat, single radiator with thermostat and feature composite stone fireplace and hearth housing a pebbled-effect 'Living Flame' gas fire with two original leaded glass window features at each side.



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 right into Upton Lane. Follow the road and take the turning left into Meadowsway. The property will then be found after a short distance on the right-hand side.

TENURE

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

COUNCIL TAX

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

AGENTS NOTES

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

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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/SLC

BEDROOM 4

2.34m x 2.31m (7'8" x 7'7")



uPVC double glazed oriel bay window overlooking the front, ceiling light point and single radiator with thermostat.

BATHROOM

2.39m x 1.98m (7'10" x 6'6")



Well appointed bathroom with chrome style fittings comprising: a double ended bath with wall mounted mixer tap and shower attachment; pedestal wash hand basin with mixer tap; and shower enclosure with wall mounted mixer shower, canopy style rain showerhead, extendable shower attachment, glazed shower screens and curved glazed sliding doors. Travertine tiled walls and floor, chrome ladder style towel radiator, recessed LED ceiling spotlights, extractor and two uPVC double glazed windows with obscured glass.

SEPARATE WC

1.37m x 0.81m (4'6" x 2'8")

Low-level dual flush WC, recessed LED ceiling spotlight, Travertine tiled walls and floor and uPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a lawned garden with specimen shrubs and trees being enclosed by a brick wall, mixed hedging and wooden picket fencing. External gas and electric meter cupboards, outside hot and cold water taps, and external double power point to side. A wooden gate between the house and the garage provides access to the rear garden.

SINGLE GARAGE

4.50m x 2.41m (14'9" x 7'11")

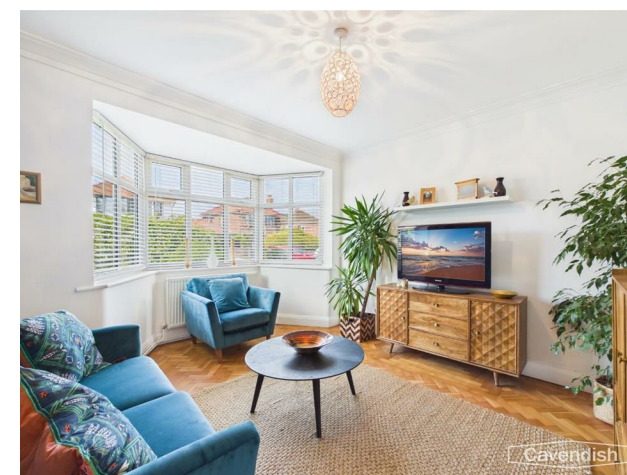
With an up and over garage door, strip light, power, and single glazed window with obscured glass.

OUTSIDE REAR

To the rear the garden is a particular feature being of a generous size and laid mainly to lawn, enclosed by brick walling and mixed hedging with mature shrubs and trees providing a delightful wooded outlook. There is also a large wraparound decked seating area enjoying French doors from the living room and bi-folding doors from the kitchen. Contemporary outside lighting.

**SITTING ROOM**

4.29m into bay x 3.33m (14'1" into bay x 10'11")



With a wide uPVC double glazed bay window overlooking the front, coved ceiling, ceiling light point with dimmer switch control, double radiator with thermostat and woodblock parquet flooring.

STUDY AREA

2.41m x 1.98m (7'11" x 6'6")



With recessed LED ceiling spotlights, and single radiator with thermostat. Stripped wooden panelled doors to the Utility and Downstairs WC, and laminated wood strip flooring which continues through into the Kitchen/Dining and Family Room.

KITCHEN/DINING & FAMILY ROOM

6.32m max x 5.41m (20'9" max x 17'9")



A large open-plan room ideal for family living and entertaining featuring a vaulted ceiling with four double glazed rooflights, recessed LED ceiling spotlights and three pendant light points. The room incorporates a contemporary kitchen with island, dining area and family room enjoying two uPVC double glazed windows to the side and bi-folding doors to the rear garden. There are two double radiators with thermostats and laminate wood strip flooring.

KITCHEN AREA

Fitted with a modern range of high gloss fronted base and wall level units incorporating drawers and cupboards with Corian style worktop and a large island unit with matching worktop and inset one and a half bowl stainless steel sink unit with extendable mixer tap. Fitted four-ring Bosch touch control induction hob with glass splashback and extractor above, two built-in Bosch electric fan-assisted ovens and grills, integrated Bosch microwave, integrated Indesit dishwasher. and space for American style fridge/freezer.

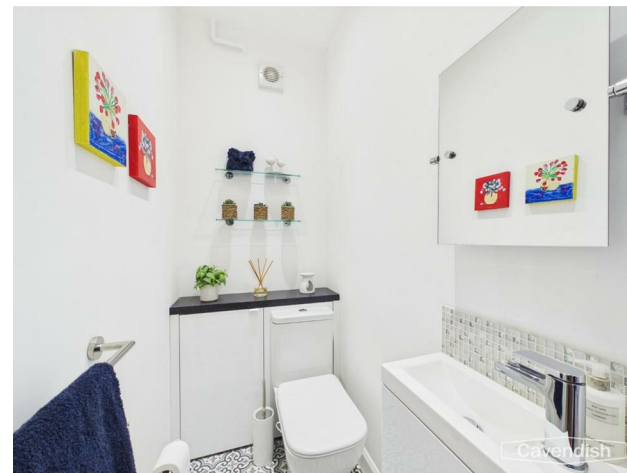
DINING AREA**FAMILY AREA****UTILITY**

1.63m x 1.32m (5'4" x 4'4")

With plumbing and space for washing machine, single radiator with thermostat, decorative tiled floor, two recessed LED ceiling spotlights, extractor and a wall mounted Greenstar 35 CDi combination condensing gas fired central heating boiler.

DOWNSTAIRS WC

1.63m x 0.94m (5'4" x 3'1")



Comprising: low-level dual flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Decorative tiled floor, single radiator with thermostat, extractor and two recessed LED ceiling spotlights.

LANDING

With uPVC double glazed window with obscured glass, ceiling light point, mains connected smoke alarm, picture rails and single radiator with thermostat. Stripped wooden panelled doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom and Separate WC.

BEDROOM 1

3.51m x 3.30m into wardrobe (11'6" x 10'10" into wardrobe)



Fitted with a range of bedroom furniture incorporating three full height double wardrobes, coved ceiling, ceiling light point, double radiator with thermostat and uPVC double glazed window overlooking the front.

BEDROOM 2

3.35m x 3.05m (11' x 10')



uPVC double glazed window overlooking the front, coved ceiling, ceiling light point and double radiator with thermostat.

BEDROOM 3

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



uPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat and full height fitted triple wardrobe with hanging space, drawer unit and shelving.