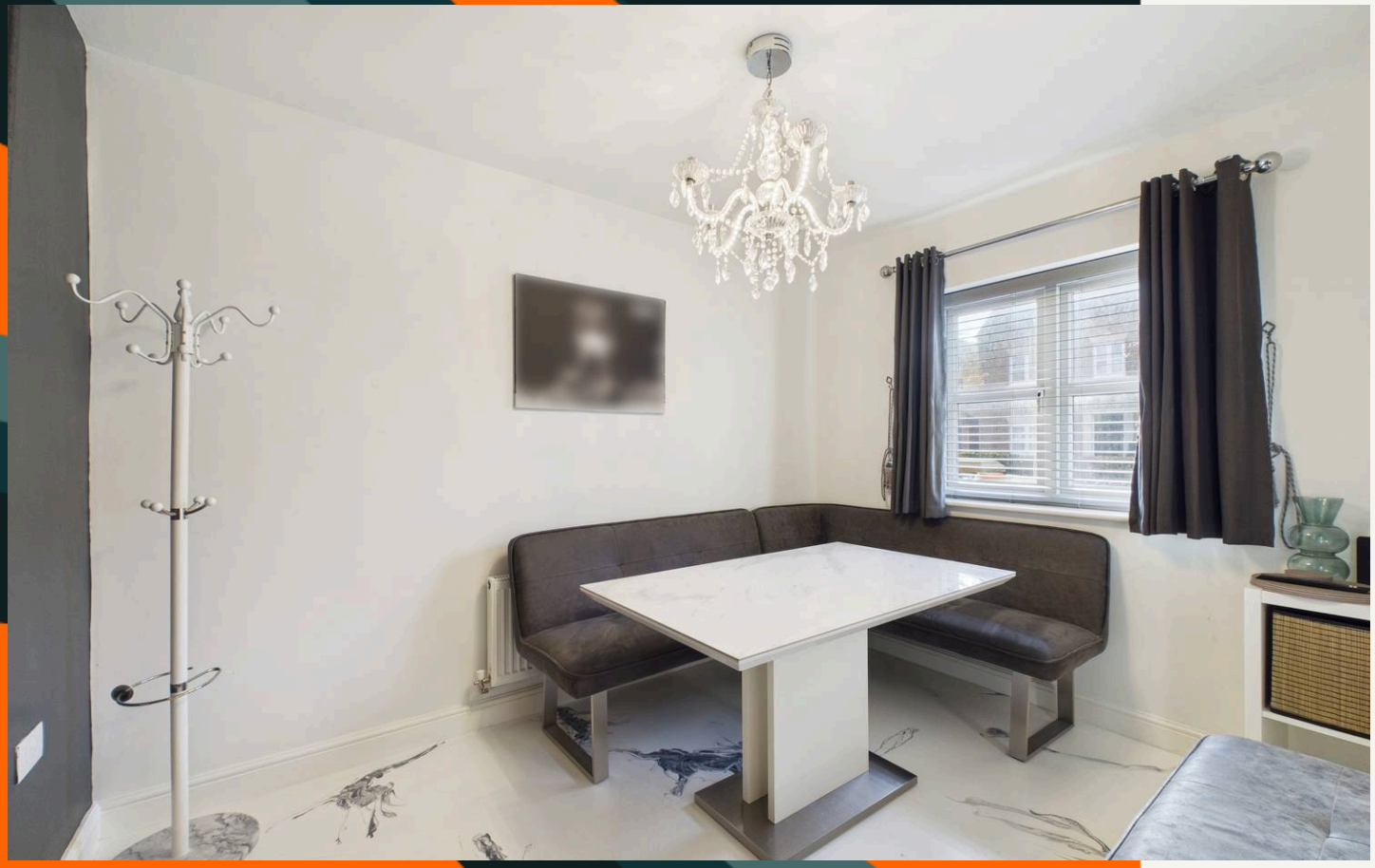


11a Upton Grange, Chester

Chester

Offers in Region of £350,000







11a Upton Grange

Chester

Stylish three-bedroom townhouse with no onward chain, garage, parking, landscaped garden, covered entertaining area and sauna. Features a balcony and spa-inspired bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Garage and off street parking
- Three Bedroom Townhouse
- Spacious open-plan kitchen
- Sunning top floor bathroom with a walk in double shower and a free standing slipper bath
- Separate lounge on the first floor
- Downstairs W/C
- Furniture available by separate negotiation







11a Upton Grange

Offered to the market with **NO ONWARD CHAIN**, this beautifully presented three-bedroom terraced townhouse provides stylish and versatile accommodation arranged across three floors. Combining contemporary interiors with thoughtfully designed outdoor spaces, the property benefits from a garage, off-road parking and an impressive landscaped rear garden, complete with a covered entertaining area and sauna.

To the front, the property features an attractive, low-maintenance walled garden with wrought iron detailing and landscaped borders. The garage and off-road parking are conveniently positioned next to the property.

The ground floor comprises an inviting entrance hallway, featuring attractive engineered dark wood flooring which flows through much of the accommodation, alongside a contemporary cloakroom/WC. There is also a separate dining room, currently arranged as an elegant dining space, which could alternatively be utilised as an additional sitting room.

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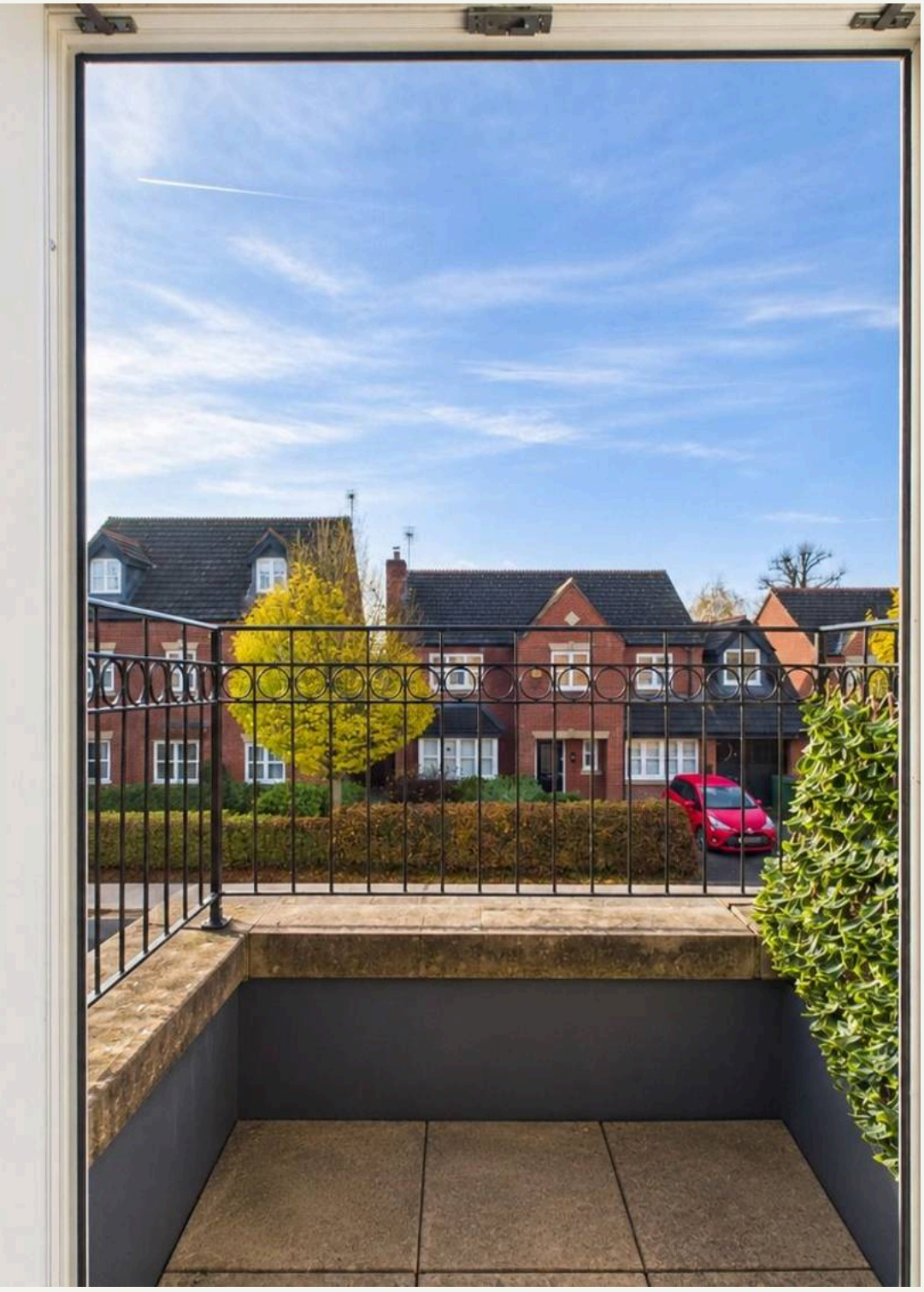
The kitchen forms the heart of the home and has been thoughtfully designed around a central island with breakfast bar, creating an ideal space for everyday living and entertaining. Featuring sleek handleless cabinetry, integrated oven and grill, fridge/freezer and additional utility storage, the kitchen combines style with practicality. French doors provide access to the rear garden, creating a natural connection between the indoor and outdoor living spaces.

The rear garden has been beautifully landscaped for ease of maintenance, featuring artificial lawn, outdoor lighting and power, alongside an impressive covered entertaining area. A particularly unique addition is the modern sauna, creating a private space to relax and unwind. Moving to the first floor, a generous lounge provides an inviting space for relaxation, benefiting from plenty of natural light, a contemporary media centre and French doors opening onto a balcony. A further double bedroom is also situated on this floor, with French doors opening onto a Juliet balcony overlooking the rear garden.

Occupying the second floor are two further bedrooms, offering flexibility for a variety of uses. One of the rooms has been converted into a walk-in wardrobe, providing excellent dressing and storage space, although it could easily be reinstated as a bedroom if required.





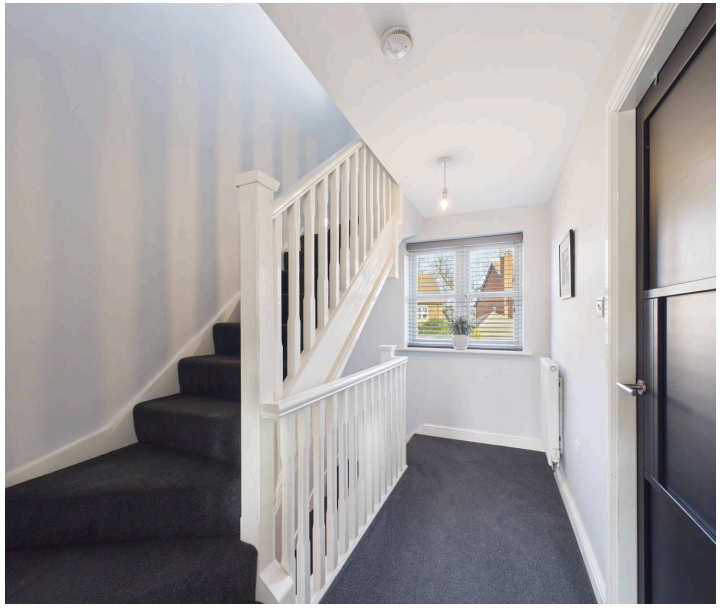


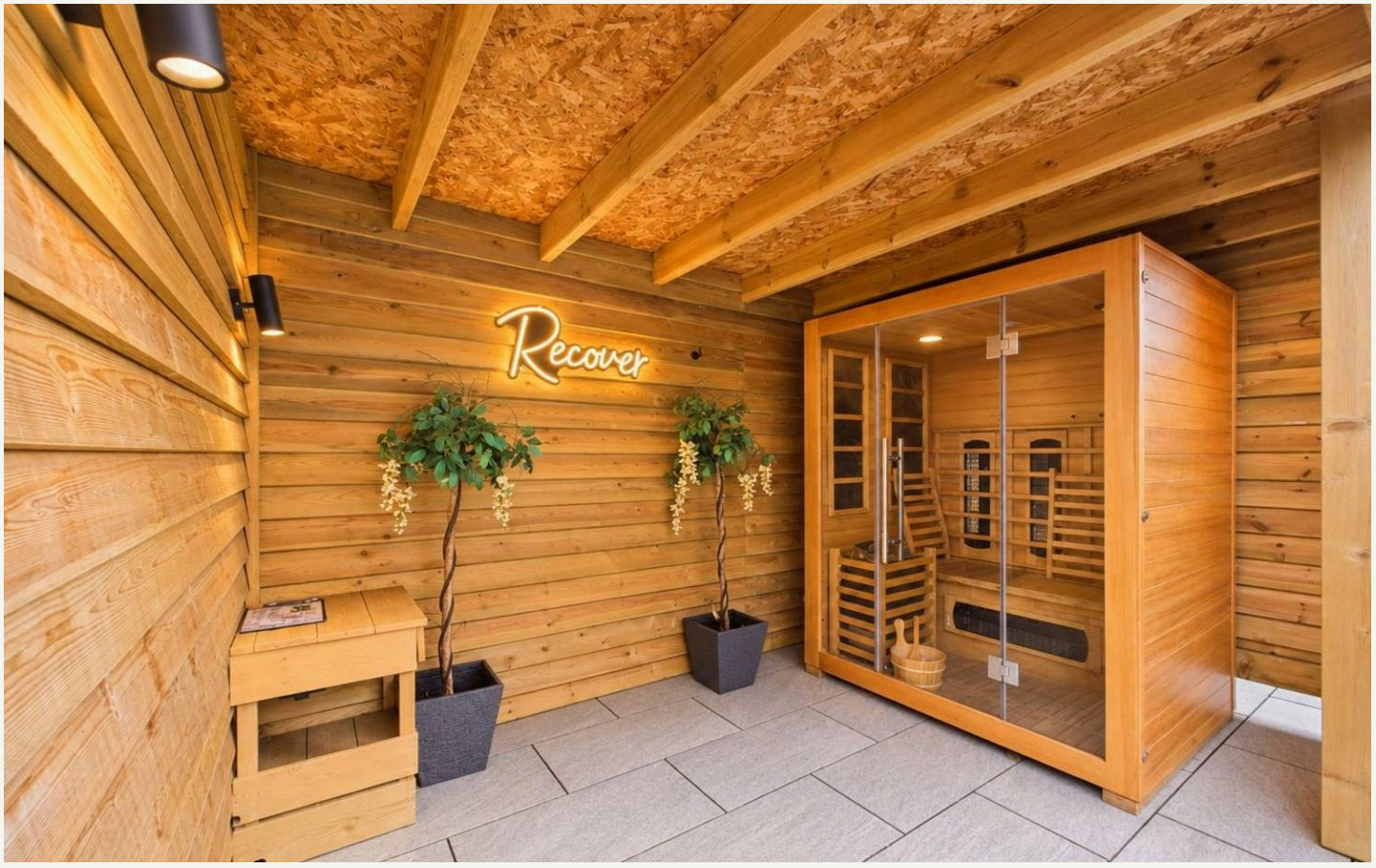
















The family bathroom is undoubtedly a standout feature of the property, having been thoughtfully redesigned to create an impressive, spa-inspired space. Beautifully appointed with oversized porcelain tiling, the bathroom features an elegant freestanding slipper bath with matte black fittings, an expansive walk-in double shower with rainfall showerhead and illuminated recessed shelving, alongside a contemporary floating vanity unit with additional storage. Underfloor heating completes the luxurious finish.

Further benefits include a downstairs cloakroom/WC, garage, off-road parking and the advantage of being offered with **NO ONWARD CHAIN**.

Furniture is available by separate negotiation, providing prospective purchasers with the opportunity to discuss the inclusion of selected furnishings alongside the property.

An exceptional opportunity to acquire a stylish and versatile townhouse, offering beautifully presented accommodation, impressive outdoor entertaining space and a range of high-specification features. Ideally suited to professionals, couples or families seeking a distinctive home within easy reach of Chester. Early viewing is highly recommended to fully appreciate everything this property has to offer.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

994 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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