



31 ROSEWOOD AVENUE
UPTON, CHESTER, CH2 2JQ

An extended and tastefully presented post war three bedroom semi-detached house that has been tastefully modernised throughout. Located in an extremely popular residential location with excellent local amenities and schools.

A charming and extended three bedroom home that the current vendors have lovingly modernised to create a truly stunning family property.

The house opens into a spacious and welcoming hallway which forms the spine of the home. Finished with beautiful wood block flooring, the space feels bright, airy and immediately inviting. To the left on entering is a delightful living room, generous in size and featuring a large bay window. A feature fireplace with built in bookshelves to either side provides an elegant and useful focal point. Beyond this is a further sitting room, a versatile space that can be adapted to suit the changing needs of family life.

Spanning the full width of the rear of the property is the kitchen and dining room, a superb and flexible space ideal for modern living and entertaining. It comfortably accommodates a kitchen and dining area and opens into the sitting room to create a wonderful social hub. Double doors lead directly onto the landscaped cottage style garden. The bespoke fitted kitchen is particularly noteworthy, with an extensive range of integrated units running the full length of the room, offering excellent storage along with space for an American style fridge freezer. Completing the ground floor is a highly practical utility room which also incorporates a WC, ensuring the kitchen remains uncluttered by white goods.

The first floor continues with the sense of space and light. The principal bedroom sits to the front elevation and benefits from fitted shutters along with two useful storage cupboards. There are two further well proportioned bedrooms and a newly fitted family bathroom finished with a contemporary three piece suite that truly delivers the wow factor.

Externally, the plot is deceptively spacious. To the front is a large block paved driveway providing off road parking, complemented by raised flower beds filled with a mature and colourful selection of shrubs, perennials and roses. The rear garden is a particular highlight, enjoying an exceptional level of privacy and offering a peaceful outdoor retreat.

LOCATION

Nestled within the attractive suburb of Upton, The property is located in a popular residential setting whilst remaining conveniently close to Chester's historic city centre, just a brief five-minute drive away. Upton is renowned for its welcoming community ambiance and exceptional amenities, Upton perfectly balances the charm of suburban living with seamless access to Chester's cultural heritage and vibrant social offerings.



Families are particularly well-served in Upton, with esteemed primary and secondary educational options nearby, including the highly regarded Upton-by-Chester High School and Mill View Primary School.

The area provides a good selection of local shops, including convenience stores, a post office, and a pharmacy, ensuring that everyday essentials are close to hand. A short distance away, the neighbouring area of Hoole further enhances the locality with its range of independent shops, bars, and restaurants, offering further variety and character.

Upton also benefits from an extensive array of recreational amenities, appealing to a wide demographic. Notable facilities include Upton-by-Chester Golf Club, The Cheshire County Sports Club, and the celebrated Chester Zoo, recently awarded the title of the UK's best zoo by TripAdvisor in 2024. Those seeking outdoor pursuits will appreciate the proximity of the Countess of Chester Country Park, with its picturesque walking trails and green spaces, alongside scenic walks available along the canal towpath.

Transport links are exemplary. Bache Station, located within easy walking distance of Rosewood Avenue, provides regular rail services to Chester and Liverpool, facilitating convenient travel for commuters. In addition, frequent bus services and excellent connections to major road networks provide straightforward access to Liverpool, Manchester, and North Wales. For long-distance travel, Chester Railway Station offers direct services to London Euston in under two hours, while both Manchester and Liverpool airports are easily accessible.

The accommodation briefly comprises:

ENTRANCE HALLWAY - 13'1" x 6"

Wooden door with obscured glazed insert, ceiling light point, radiator, telephone point, tiled foot well and wood block flooring. Door through to the living room, sitting room, kitchen and staircase rising to the first floor.

LIVING ROOM - 15'7" into bay x 12'3"

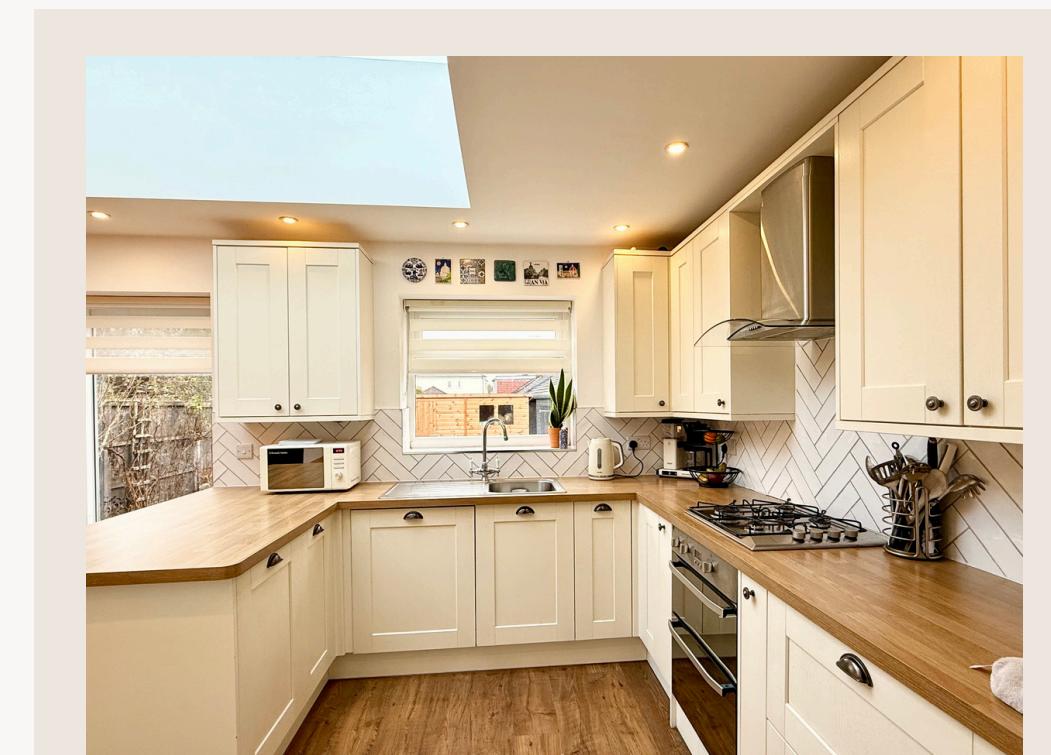
Bay window to the front elevation with fitted shutters, radiator, coved ceiling, ceiling light point, aerial point, continuation of the wood block flooring from the hallway, Gas 'living flame' fire with wooden surround and marble hearth, two built-in bookshelves with double opening storage cupboard beneath.

SITTING ROOM - 12'2" X 11'9" max

Ceiling light point, radiator, aerial point, continuation of the wood strip flooring. Opening through to the Plan Kitchen Dining Room.

OPEN PLAN KITCHEN DINING ROOM - 13'7" X 17'8

A large open-plan room with space for dining table, lantern style ceiling window, sliding patio doors onto the rear garden and window over garden. continued...



Wood effect flooring throughout, tall ladder radiator, recessed ceiling spotlights, feature ceiling light point over the dining table, UPVC glazed door with obscured glass to the side and sliding door through to the WC/utility.

KITCHEN

A bespoke modern 'shaker' style kitchen fitted with a range of base and wall level units incorporating drawers and cupboards with a wood effect worksurfaces and tiling to worksurface areas. Single stainless steel sink unit and drainer, with chrome mixer tap, four ring gas 'Hotpoint' hob with chimney style extractor hood above, 'Hotpoint' oven and grill and built in dishwasher. A large bank of units comprising full height units runs along one wall providing plenty of storage and has space for an American style fridge freezer.

WC / UTILITY ROOM - 7'4" X 2'4"

Low level WC with dual flush, wall mounted wash handbasin with chrome mixer tap, spaces for washing machine and dryer, UPVC double glaze window with obscured glass, wall mounted vent, recessed ceiling light point and wood effect stripped flooring

LANDING

Ceiling light point, UPVC double glazed window overlooking the side elevation, wall mounted heating control pad, loft hatch. Doors to bedroom one, bedroom two, bedroom three, and family bathroom. There is also a useful space with slatted shelving.

BEDROOM ONE - 13'9" x 11'8" max

UPVC double glaze window to the front elevation with fitted shutters, ceiling light point, radiator, two useful storage cupboards and aerial point.

BEDROOM TWO - 11'3" x 10'5"

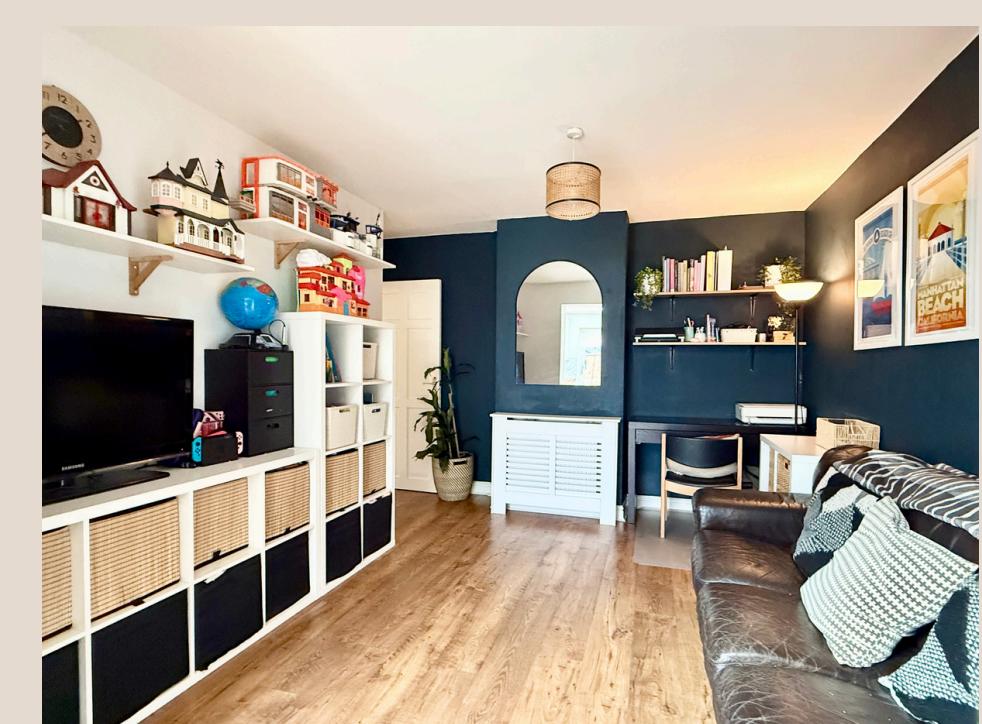
UPVC double glazed window to the rear elevation, ceiling light point, radiator and two built-in cupboards.

FAMILY BATHROOM - 7'7" x 5'4"

A well-appointed and newly fitted three piece suite in white with gold style fittings comprising; bath with central water taps, canopy shower with separate shower attachment and glazed shower screen, low-level WC with dual flush, wash hand basin with double opening storage unit beneath and double opening wall mounted unit, illuminating mirror above sink, partially tiled walls, black ladder style heated towel rail, tile effect flooring, two UPVC double glaze windows with obscured glass, ceiling light point.

BEDROOM THREE - 8'2" x 7'8"

UPVC window overlooking the front elevation with fitted shutters, ceiling light point, radiator, useful storage cupboard.



EXTERNALLY

The property is approached via a block paved driveway providing off-road parking to the front. The front garden is a fully stocked garden with planters full of perennials and roses. Pedestrian access to the right hand side provides access through to the rear garden. The rear garden is a particular feature of the property offering a good level of privacy and has been beautifully landscaped to create a 'cottage style' garden with fully stocked borders and mature trees.

WHAT3WORDS ///

Noises. Lock. Cook.

FINER POINTS

- Floor plans are intended as general guidance and are not to scale

ENERGY PERFORMANCE

The property is banded a 'C'

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'C' - Cheshire West and Chester

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

VIEWINGS

Available 7 days a week by appointment.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Get in touch with us today to learn how we can assist you. We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule. Contact us at a time that works best for you-we'd be delighted to help you take the next step!



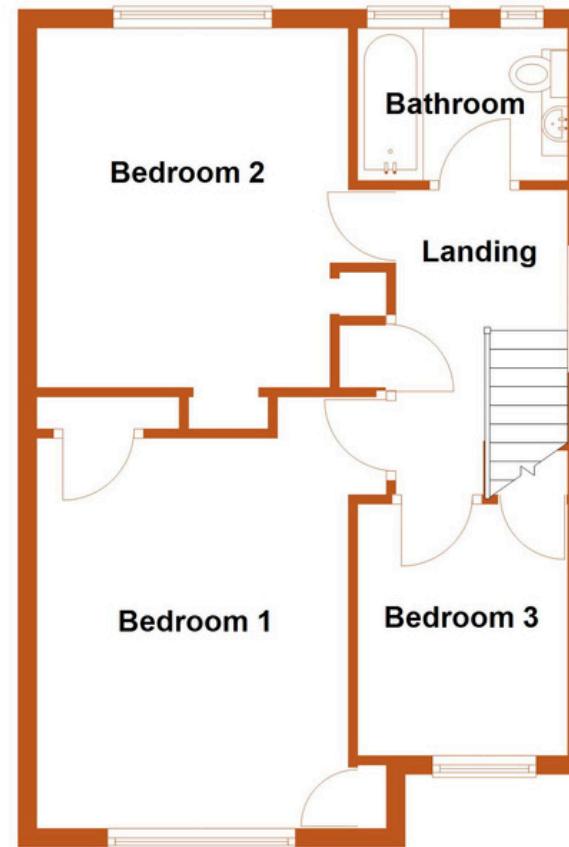
Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.3 sq. feet)



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