





McFarlane Close
Chester
CH2 1NT

Offers in Excess of £
350,000.00

bettermove

McFarlane Close - Chester

Bettermove are proud to present this 4 bedroom terraced house in Upton.

The property benefits from double glazing, and gas central heating throughout, including a newly fitted Worcester combination boiler., with allocated off street parking available via a private driveway and garage.

The council tax band is D.

This is a leasehold property with 239 years remaining on the lease; the ground rent is £250.00 per annum.
The freehold is available to be purchased.

The interior of this beautifully property comprises a spacious living room with oak-style flooring, a modern fitted kitchen and dining area with granite worktops, integrated appliances and French doors leading to the rear garden, alongside WC on the ground floor. The first floor consists of two generously sized double bedrooms, one benefiting from an en-suite shower room, and a family bathroom. The second floor offers a spacious principal bedroom with an en-suite shower room and a versatile fourth bedroom, currently utilised as a home office. The exterior boasts a private enclosed garden, perfect for enjoying the summer months.

Located in the popular residential area of Upton, Chester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and well-regarded schools. Chester Zoo and Upton Golf Club are also nearby, whilst Chester city centre is just a short drive away. Excellent transport connections can be found from Chester railway station, the A41 and the M56 motorway, providing convenient access to Liverpool, Manchester and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	3	2	Leasehold

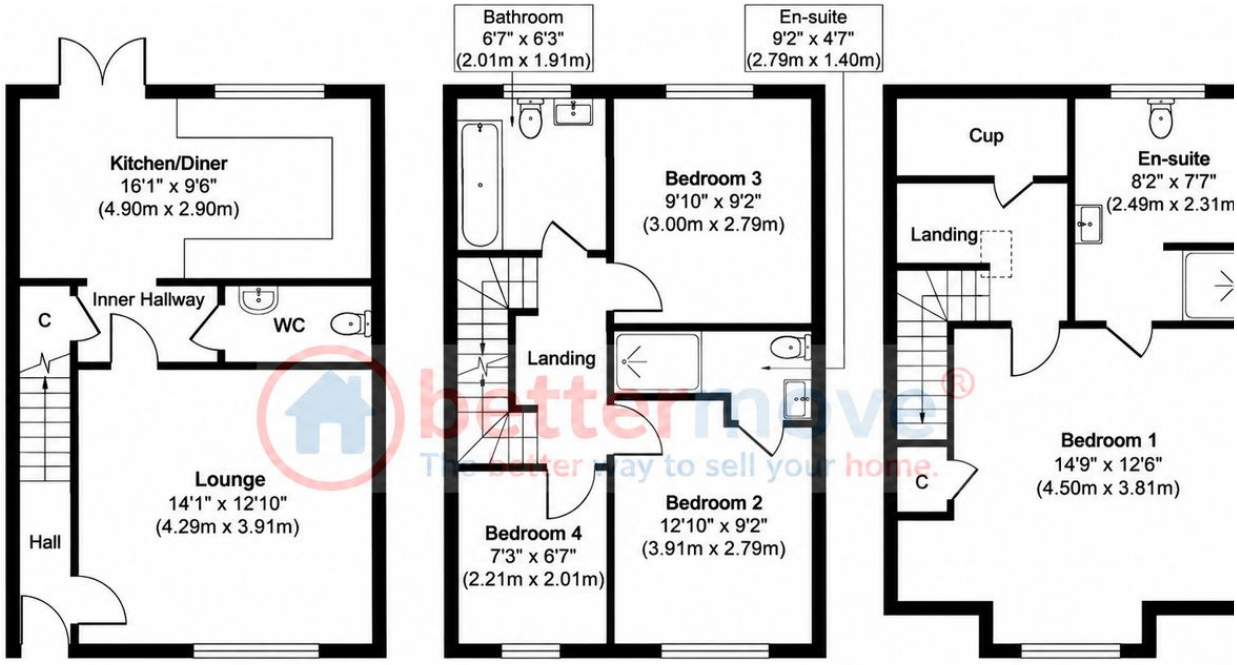








Floor Plan



Ground Floor
Approximate Floor Area
499 sq. ft
(46.37 sq. m)

First Floor
Approximate Floor Area
499 sq. ft
(46.37 sq. m)

Second Floor
Approximate Floor Area
477 sq. ft
(44.26 sq. m)

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	79	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B	83	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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