



Weston Grove, Upton

£400,000

FOUR BEDROOM EXTENDED END OF TERRACE • MOST SPACIOUS AND BEAUTIFULLY PRESENTED • PERFECT FAMILY HOME • SOUGHT-AFTER WESTON GROVE LOCATION • STUNNING OPEN PLAN LIVING • NO ONWARD CHAIN • VIEWING HIGHLY RECOMMENDED • LARGE OFFICE POD IN GARDEN • LARGE REAR GARDEN AND DRIVEWAY PARKING TO FRONT



Extended four bedroom end terrace in sought-after Weston Grove. Modern open plan living, stylish kitchen, office pod, driveway, no chain. Ideal for families. Close to schools and amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- FOUR BEDROOM EXTENDED END OF TERRACE
- MOST SPACIOUS AND BEAUTIFULLY PRESENTED
- PERFECT FAMILY HOME
- SOUGHT-AFTER WESTON GROVE LOCATION
- STUNNING OPEN PLAN LIVING
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED
- LARGE OFFICE POD IN GARDEN
- LARGE REAR GARDEN AND DRIVEWAY PARKING TO FRONT



Location

The property is set within the very popular residential area of Upton. There are local shops very close by. Chester City Centre is a short drive away and well served by public transport. The local Primary School is within a short walk and Upton High School also close by. The main road network is easily accessed.

Hallway

15' 2" x 5' 9" (4.63m x 1.74m)

Accessed via a UPVC composite front door with radiator, UPVC double glazed window, laminate flooring and understairs storage cupboard.

W/C

2' 11" x 6' 0" (0.90m x 1.84m)

With W/C, wash hand basin, partly tiled walls, extractor fan and spotlights.

Kitchen/Dining Area

22' 6" x 23' 9" (6.87m x 7.23m)

Kitchen with a range of floor and wall units double lamona oven, full length integral fridge 4 ring induction hob with extractor fan over. An island which includes a breakfast bar, integral dishwasher, bin storage and a sink unit. Full length UPVC window, spotlights, laminate flooring and 2x vertical radiators. Living area which includes a radiator, UPVC double glazed sliding doors, ceiling lantern window and spotlights.

Living Room

9' 6" x 11' 3" (2.90m x 3.44m)

With laminate flooring, radiator, log burner, spotlights and UPVC double glazed window.

Utility Room

13' 3" x 6' 0" (4.03m x 1.83m)

With floor and wall units, sink basin, full length freezer, space for washing machine, UPVC double glazed window and UPVC french door leading to the side of the property. Cupboard housing an IDEAL combi-boiler and spotlights.

Landing

10' 10" x 6' 1" (3.30m x 1.86m)

With loft access, airing cupboard with radiator in and spotlights.

Bedroom One

13' 9" x 10' 0" (4.19m x 3.06m)

With spotlights, UPVC double glazed window and radiator.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.29m)

With spotlights, UPVC double glazed window and radiator.

Bedroom Three

6' 6" x 11' 1" (1.98m x 3.39m)

With spotlights, UPVC double glazed window and radiator.

Bedroom Four

9' 5" x 7' 3" (2.88m x 2.21m)

With laminate flooring, spotlights, UPVC double glazed window and radiator.

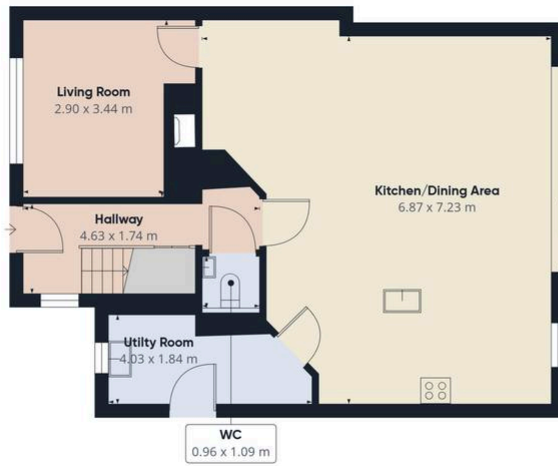
Bathroom

8' 3" x 5' 11" (2.52m x 1.81m)

With a free standing bath, shower cubicle, W/C, wash hand basin, heated towel rail and tiled walls & flooring. Frosted UPVC window and extractor fan.

Outside Office

Recently installed timber pod with power & electrics making an ideal office/bar/gym.



Floor 0



Floor 1



Approximate total area⁽¹⁾
114.9 m²

(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.

GIRAFFE360