

Town & Country

Estate & Letting Agents

Wealstone Lane, Upton

£550,000



Situated within the heart of one of Chester's most desirable suburbs, this detached family home has undergone an extension to the ground floor accommodation and the property comprises an entrance hall, cloakroom WC, living room, office, kitchen, dining room and off the first floor floor landing, a family bathroom and four bedrooms, the principal of which enjoys ensuite facilities. Externally, to the front of the property is ample paved off parking positioned to the front of a single garage, with gated side access leading to a rear garden, featuring a lawn and paved with a variety of plants, shrubs, trees and most importantly, enjoys a lovely sunny, South-westerly facing orientation.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Situated within the heart of one of Chester's most desirable suburbs, this detached family home has undergone an extension to the ground floor accommodation and the property comprises an entrance hall, cloakroom WC, living room, office, kitchen, dining room and off the first floor floor landing, a family bathroom and four bedrooms, the principal of which enjoys ensuite facilities. Externally, to the front of the property is ample paved off parking positioned to the front of a single garage, with gated side access leading to a rear garden, featuring a lawn and paved with a variety of plants, shrubs, trees and most importantly, enjoys a lovely sunny, South-westerly facing orientation.



DIRECTIONS

Head south on Lower Bridge Street towards St Olave Street, and then turn right onto Castle Street. at 0.1 miles, reach the roundabout and take the second exit onto Nicholas Street (A5268) and continue following the A5268. at another roundabout, take the first exit onto Upper Northgate Street (A5116). Turn right onto the A5116, and shortly after, turn left onto Liverpool Road (A5116), take the second exit at the roundabout onto Brook Lane, turn left onto Newton Lane, followed by a left turn onto Wealstone Lane at 2.2 miles. finally, at 2.3 miles, turn left onto Whitton Drive, where your destination will be on the right.

LOCATION

Upton is a much sought after district of Chester, and is well served by local schools which have good reputations, and a good range of local shops and recreational activities, most notably Upton-by-Chester Golf Club which is less than five

minutes walk away. Offering good communication links via the outer ring road to the M53/M56 motorway network and A55 southerly by pass, and also to Liverpool on the Mersey Rail network via the Bache station which is within a five minute walk. There are regular bus services nearby as well. The property itself is an approximate 10 minute drive from Chester city centre.

ENTRANCE HALL

3'2 x 5'9 max

The property is entered through a timber paddle double glaze front door with no window facing the front elevation, a radiator and doors off opening to the cloakroom WC living room kitchen, study, and Garage.



CLOAKROOM WC



LIVING ROOM

27' x 10'7

Having a window facing the front elevation, a radiator, a living flame gas fire with marble and ornate Adam surround and glazed double doors opening to the dining room.



KITCHEN

14'5 x 13'5

The kitchen is fitted with a range of wall, base and drawer units with ample wood grain effect work surfaces housing a one and a half V sink unit with mixer tap and tiled splashback. Integrated appliances include a double oven, hob and extractor hood, along with space and plumbing for dishwasher, ceramic tiled floor, a radiator, window to the rear elevation and a double glazed back door off. An internal door opens to the dining room.



OFFICE

12'4 x 8'3

With a window to the side elevation and radiator.



DINING ROOM

16' x 10'7

With a radiator and a double glazed patio door opening to the rear garden.

FIRST FLOOR LANDING

With doors off opening to the bathroom and to all four bedrooms, the principal of which enjoys ensuite facilities.



PRINCIPAL BEDROOM

11'5 x 10'3

With a window facing the front elevation and radiator below built-in over stairs storage cupboard and fitted with a range of wardrobes and chest of drawers. Door opens to the ensuite.



ENSUITE

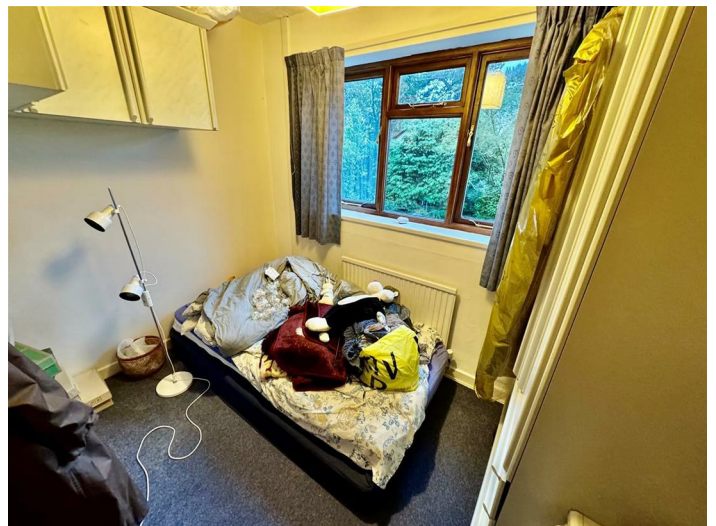
Installed with the corner shower enclosure, a low-level WC and pedestal wash and basin along with parsley towel walls, radiator and an opaque window facing the front elevation.



BEDROOM TWO

10'4 x 9'8

Fitted with a range of wardrobes with sliding doors and mirror insert, a window faces the rear elevation with a radiator below.



BEDROOM THREE

8'1 x 10'3

Having a window facing the front elevation with a radiator below and a deep built-in over stairs door cupboard

BEDROOM FOUR

9'5 x 6'4

With fitted wardrobes and luggage cupboards, windows to the rear elevation with a radiator below.



BATHROOM

10'2 x 5'3

Installed with a three piece suite comprising a corner bath with Victorian style mixer and shower extension, low level WC, pedestal wash hand basin and a corner shower enclosure with thermostatic shower. The walls are fully tiled with a radiator and an opaque window faces the side elevation.

GARAGE

An integrated single garage with access from the front through an up and over garage door with power and light, also housing the wall mounted gas was to combination boiler.



EXTERNALLY

The land directly to the front of the property, adorned with mature trees and extending to the Wealstone Lane boundary wall is also included with the property, with neighbours having

right of way access to their drive/property. The front of the property also has off-road parking and a timber side access gate leading to the rear garden. Enjoying an enviable south-westerly facing orientation, laid along with a paved and gravelled patio area and well stocked with a series of plants shrubs and mature trees.



BIRSDYE

* PLEASE NOTE THAT THE BOUNDARY LINE IS FOR VISUAL REPRESENTATION ONLY AND IS NOT CLAIMED TO BE PINPOINT ACCURATE *



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band F: £3289

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and

do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for

guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

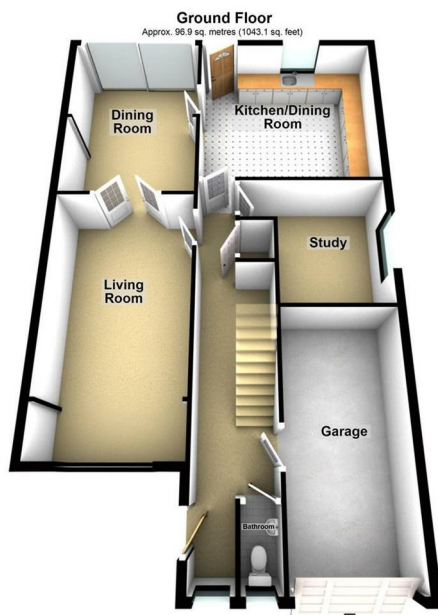
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

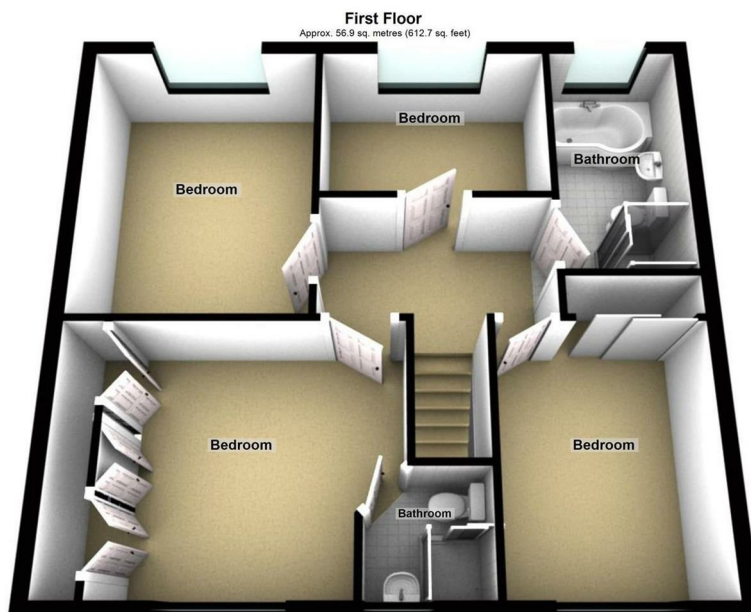
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.



Total area: approx. 153.8 sq. metres (1655.8 sq. feet)



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		
	74	83
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.