

26 Dukesway, Upton, Chester, CH2 1RF

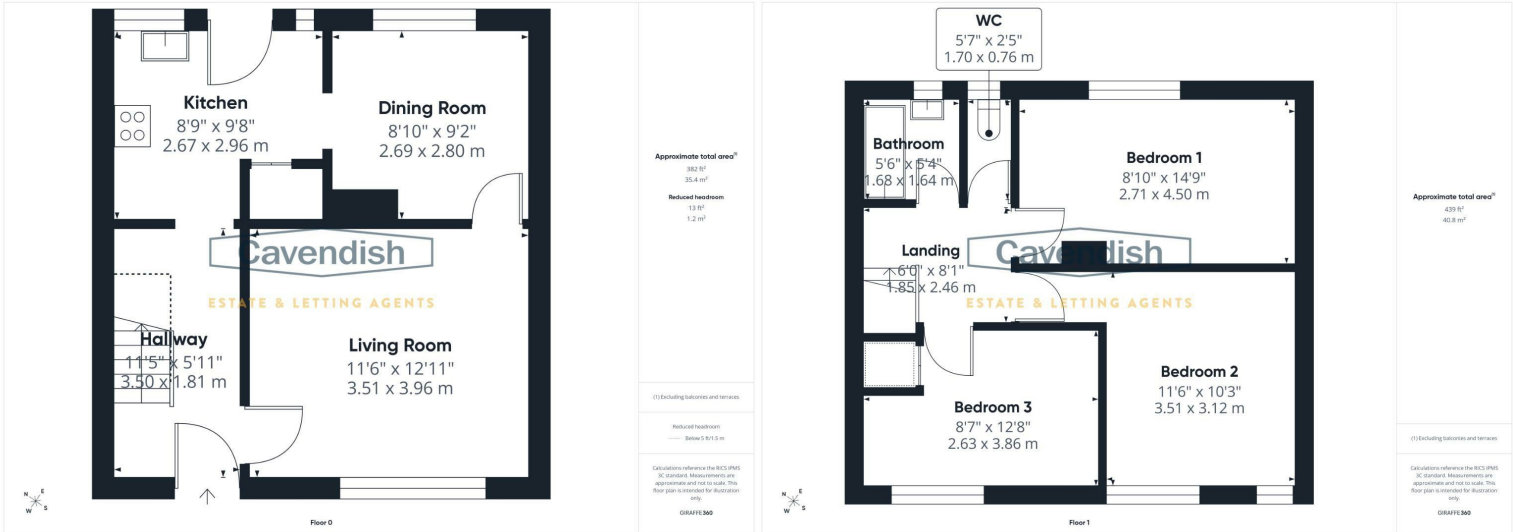
Cavendish
ESTATE AGENTS

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

26 Dukesway
Upton, Chester,
CH2 1RF

Price
£225,000

| IN NEED OF UPDATING | THREE GOOD-SIZED BEDROOMS | GENEROUS REAR GARDEN

A three-bedroom mid-terraced house occupying a convenient position along Dukesway, within the popular suburb of Upton, Chester. The property is ideally situated for access to a range of local amenities and is conveniently located for both primary and secondary schooling.

The accommodation offers excellent scope for further enhancement and modernisation and briefly comprises an entrance hallway, living room with log burner, separate dining room, kitchen with pantry cupboard, first-floor landing, three good-sized bedrooms, bathroom and separate WC.

Externally, the property benefits from a block-paved driveway to the front, complemented by privet hedging. To the rear is a generous enclosed garden, providing a good degree of outdoor space and featuring a brick-built garden store.

An excellent opportunity for buyers looking to put their own stamp on a well-proportioned family home in a popular Chester location.

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Ombudsman

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LOCATION

The property is situated in a popular residential area close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is a parade of shops on Weston Grove to include a Tesco Express, Weston Grove Fish & Chip shop, Cafe, a chinese takeaway and hairdressers. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

3.51m x 1.80m (11'6" x 5'11")

Ceiling light point, smoke alarm, tiled floor, double radiator, cupboard housing the gas meter, understairs storage area with hanging for coats, electrical consumer unit and electric meter, and staircase to the first floor. Door to living room and doorway to the kitchen.

LIVING ROOM

3.96m x 3.51m (13' x 11'6")



UPVC double glazed window overlooking the front, ceiling light

point, picture rails, double radiator, and painted brick fireplace housing a log burner. Doorway to the dining room.

DINING ROOM

2.79m x 2.69m max (9'2" x 8'10" max)



UPVC double glazed window to rear, coved ceiling, ceiling light point, double radiator, and tiled floor. Doorway to the kitchen.

KITCHEN

2.72m x 1.78m extending to 2.95m (8'11" x 5'10" extending to 9'8")

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with extendable mixer tap. Fitted four-ring gas hob with extractor above, and built-in electric oven and grill. Wall tiling to work surface areas. Plumbing and space for washing machine, space for fridge/freezer, single radiator, fluorescent strip light, tiled floor, wall mounted Worcester combination gas fired central heating boiler, Built-in larder cupboard measuring 3'3 x 2'2" with shelving, two UPVC double glazed windows, and UPVC double glazed door to outside. Doorway to dining room.

FIRST FLOOR LANDING

Ceiling light point, and access to loft space. Doors to bedroom one, bedroom two, bathroom and separate WC.

BEDROOM ONE

4.50m x 2.69m (14'9" x 8'10")

UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM TWO

3.51m x 3.12m plus door recess (11'6" x 10'3" plus door recess)

Two UPVC double glazed windows overlooking the front, ceiling light point, double radiator, and laminate wood effect strip flooring.

BEDROOM THREE

3.89m max x 2.62m max (12'9" max x 8'7" max)

UPVC double glazed window to front, ceiling light point, single radiator, and built-in over stairs storage cupboard.

BATHROOM

1.65m x 1.63m (5'5" x 5'4")

Comprising: panelled bath with mixer tap and shower attachment; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; tiled floor, wet boarding to walls, chrome ladder style towel radiator, panelled ceiling with ceiling light point, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.73m x 0.74m (5'8" x 2'5")

Low level WC, ceiling light point, tiled floor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a block paved driveway with boundary privet hedging. A covered passageway at the side with wooden gate provides access to the rear garden.

OUTSIDE REAR

To the rear there is a larger than average garden enclosed by brick walling and fencing with a brick-built store.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. Then take the third turning right into Weston Grove. Follow Weston Grove, passing the parade of shops and the Upton Westlea Primary and Nursery School. Then take the turning left into Dukesway and the property will be found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW