

16 Weston Grove, Upton, CH2 1QJ

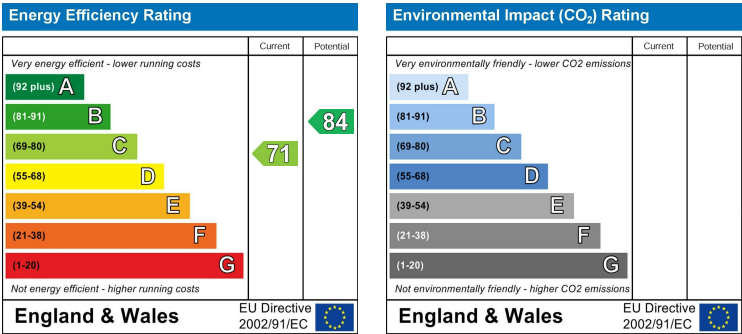
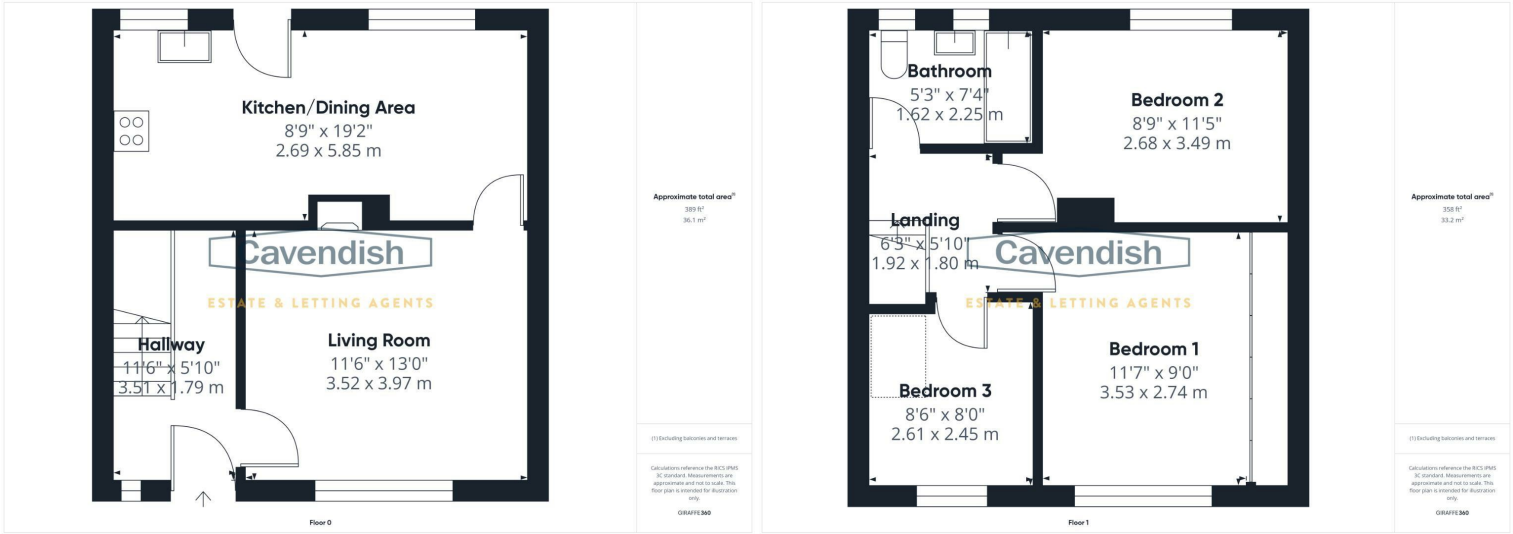
Cavendish
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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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16 Weston Grove

Upton,
CH2 1QJ

Price
£245,000

LARGER THAN AVERAGE REAR GARDEN * KITCHEN/DINER * POPULAR LOCATION. A three bedroom terraced house forming part of an established and popular area in Upton close to both primary and secondary schooling. The accommodation briefly comprises: entrance hallway, living room with window overlooking the front and decorative fireplace housing a Living Flame coal-effect gas fire, spacious open-plan kitchen and dining area ideal for a family and entertaining, landing, bedroom one with fitted wardrobes and window overlooking the front, bedroom two with window overlooking the rear garden, bedroom three and bathroom with white suite. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally, there is a block paved area at the front. To the rear, the garden is a particular feature being of generous size laid mainly to lawn with a block paved patio and timber decked seating area and useful brick built store.

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.

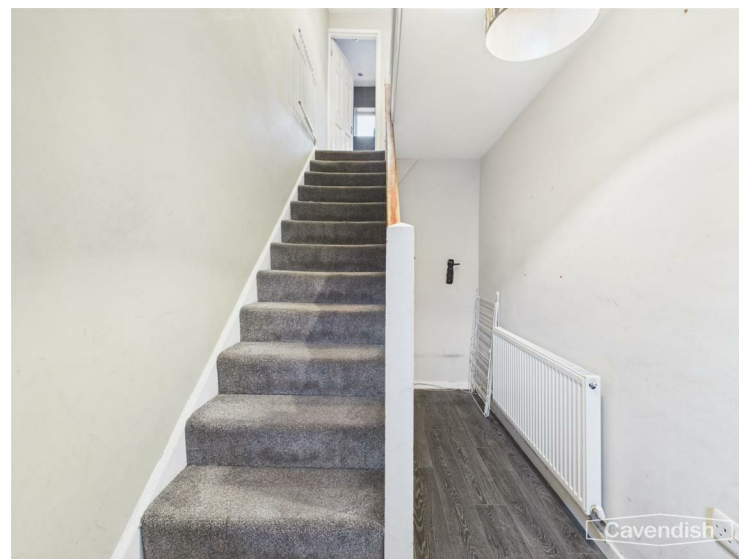
THE ACCOMMODATION COMPRISES:

CANOPY PORCH

UPVC double glazed door to the entrance hall.

ENTRANCE HALL

3.51m x 1.78m (11'6" x 5'10")



UPVC double glazed window, vinyl wood effect flooring, double radiator, ceiling light point, built-in cupboard housing the electric meter, electrical consumer board and gas meter, and staircase to the first floor. Door to the living room.

LIVING ROOM

3.96m x 3.53m (13' x 11'7")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and decorative fireplace with stone inset and hearth housing a Living Flame coal-effect gas fire. Door to kitchen/dining area.



KITCHEN/DINING AREA

5.84m x 2.67m (19'2" x 8'9")

Open-plan kitchen/dining area with tiled floor.

KITCHEN



Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Integrated fridge/freezer, coved ceiling, recessed ceiling spotlights, UPVC double glazed window, and UPVC double glazed door to outside.

DINING AREA



UPVC double glazed window overlooking the rear garden, coved ceiling, recessed ceiling spotlights, a wall mounted

Baxi combination condensing gas fired central heating boiler, single radiator with thermostat, and space for dining table and chairs.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.53m x 3.35m into wardrobe (11'7" x 11' into wardrobe)



UPVC double glazed window overlooking the front, ceiling light point, double radiator with thermostat, and full height fitted wardrobe with sliding mirrored doors having hanging space and shelving.

BEDROOM TWO

3.51m plus door recess x 2.69m (11'6" plus door recess x 8'10")



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

BEDROOM THREE

2.62m max x 2.46m max (8'7" max x 8'1" max)



UPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point, over-stairs display shelf.

BATHROOM

2.24m x 1.57m (7'4" x 5'2")



White suite with chrome style fittings comprising: panelled bath with Triton electric shower over, shower curtain and rail; pedestal wash hand basin; and low level dual-flush WC. Fully tiled walls, tiled floor, single radiator, recessed ceiling spotlights, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT



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

REAR GARDEN



To the rear there is a larger than average lawned garden with block paved patio and decked seating area, being enclosed by wooden fencing. Outside water tap. There is also a useful brick-built store.

BRICK-BUILT STORE

2.54m x 1.83m (8'4" x 6')

With fitted shelving and single glazed window.

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, and the property will then 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.

* The property is on a water meter.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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