

5 Rushton Drive, Upton, Chester, CH2 1RE

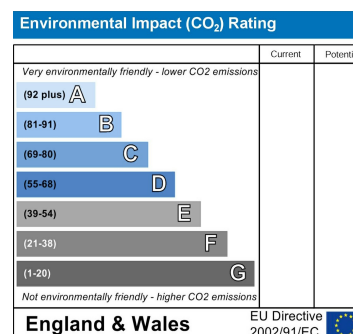
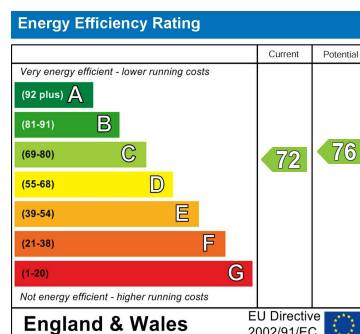
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



5 Rushton Drive
Upton, Chester,
CH2 1RE

Price
£400,000

* Spacious Family Home with Extension Potential Annexe Opportunity *

Set within a highly sought-after residential area, conveniently close to well-regarded primary and secondary schooling, this three-bedroom semi-detached home offers outstanding flexibility for modern family living - particularly for those seeking space to extend or create a self-contained annexe.

The property already benefits from a substantial ground floor footprint, providing a versatile layout including multiple reception areas, a home office with kitchenette, utility space, and additional WC facilities - making it ideally suited for conversion into a private annexe for multi-generational living or guest accommodation. At the heart of the home is a generous dual-aspect living and dining space, complete with a charming cast-iron log burner and attractive wood block flooring. The breakfast kitchen and adjoining rooms further enhance the potential to reconfigure or expand to suit individual needs. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom featuring a spa bath with shower over. Externally, there is a generously sized rear garden, while the front benefits from a block-paved driveway and established greenery.



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LOCATION

The property is situated in a popular suburb 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 also a convenient parade of shops on Weston Grove to include a Tesco Express, Weston Grove Fish & Chip shop, Cafe, Dominos Pizza, 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**

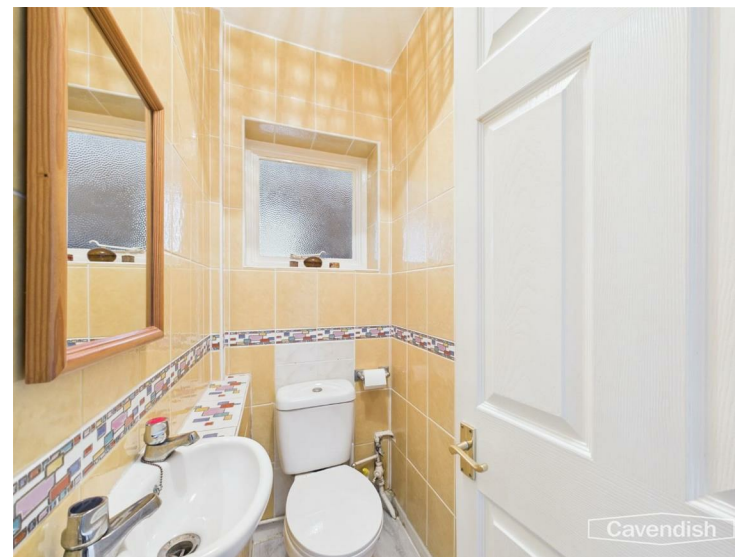
Open porch with outside lantern style light. UPVC double glazed entrance doors to the entrance hall and side hall.

ENTRANCE HALL

Woodblock flooring, single radiator with thermostat, ceiling light point, coved ceiling, smoke alarm, digital thermostatic heating controls, telephone point, and turned spindled staircase to the first floor. Doors to the living room/dining area, breakfast kitchen and downstairs WC.

DOWNSTAIRS WC

1.63m x 0.89m (5'4" x 2'11")



White suite comprising: low level WC; and wall mounted wash hand basin. Fully tiled walls, ceiling light point, laminate wood effect strip flooring, cold water stop tap, single glazed and internal window with obscured glass.

LIVING ROOM/DINING AREA

7.11m x 3.66m (23'4" x 12')

Large dual-aspect room with UPVC double glazed windows

**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 and at parade of shops turn left into Gatesheath Drive. Then take the third turning right into Rushton Drive and at the fork bear right. The property will then be found on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENTS NOTES

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

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the 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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

BATHROOM

2.39m x 1.73m (7'10" x 5'8")



White suite with chrome style fittings comprising: spa shower bath with mixer tap, extendable shower attachment, six body jets and curved sliding screen; worktop with inset wash hand basin and mixer tap with storage beneath; and low level dual-flush WC. Fully tiled walls, chrome ladder-style towel radiator, tiled floor, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a lawned garden with a block paved driveway.



OUTSIDE REAR



To the rear there is a flagged patio and a generous size lawned garden with mature shrubs and trees enclosed by wooden fencing. Outside water tap, and exterior lighting.



overlooking the front and rear, coved ceiling with two ceiling light points, two double radiators with thermostats, woodblock flooring, and chimney breast housing a Stovax cast-iron log burner with granite surround and hearth. Doors to breakfast kitchen and entrance hall.



BREAKFAST KITCHEN

3.56m x 2.54m plus recess (11'8" x 8'4" plus recess)



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops incorporating a breakfast bar area. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas Hotpoint hob with extractor above, and built-in electric Zanussi double oven and grill. Wall mounted Vaillant combination condensing gas fired central heating boiler, ceiling light point, laminate slate effect flooring, and UPVC double glazed window overlooking the rear garden. Doors to the living room/dining area, entrance hall, and UPVC double glazed door to side hall.

SIDE HALL

8.59m x 1.04m (28'2" x 3'5")

UPVC double glazed doors to the front and rear, quarry tiled floor, hanging for cloaks, two fluorescent strip lights, and built-in storage cupboard with fitted shelving and light point. Door to a separate WC, and wooden panelled doors with glazed inserts to the home office and sitting room

SEPARATE WC

1.14m x 0.91m (3'9" x 3')

White suite comprising: low level WC; and wall mounted wash hand basin. Ceiling light point, extractor, fitted wall shelving, and quarry tiled floor.

HOME OFFICE

3.61m x 2.72m (11'10" x 8'11")



Double glazed Velux rooflight, fitted blind, two fluorescent strip lights, laminate wood strip flooring, Dimplex electric heater, and telephone point. Door to utility store and door to kitchenette. (We are advised that this room has been sound proofed).

KITCHENETTE

2.01m x 1.14m (6'7" x 3'9")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktop, inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashback, laminate wood strip flooring, and ceiling light point.

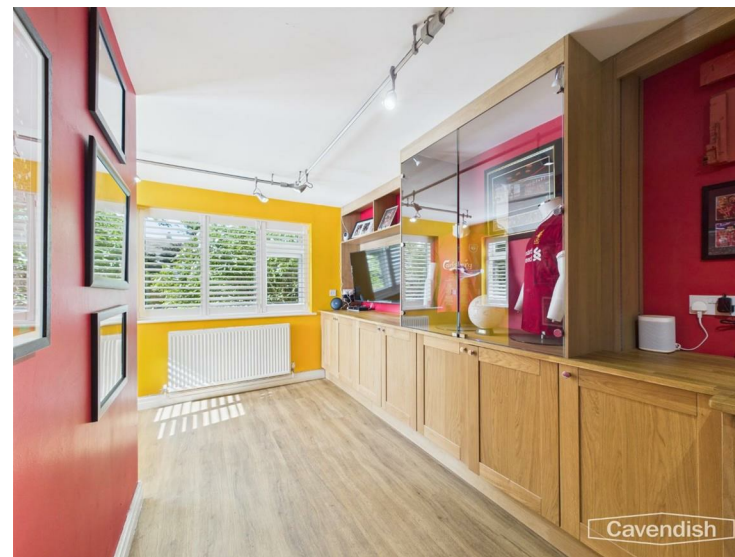
UTILITY STORE

1.55m x 0.89m (5'1" x 2'11")

Fitted worktop with plumbing and space for washing machine beneath, ceiling light point, fitted shelving, and quarry tiled floor.

SITTING ROOM

4.95m x 2.24m extending to 3.38m (16'3" x 7'4" extending to 11'1")



Fitted with a range of furniture incorporating storage cupboards with oak worktop, open shelving and glazed display cabinet with spotlighting. Provision for wall mounted flat screen television, double radiator with thermostat, telephone point, two ceiling light points, laminate wood strip flooring, and two UPVC double glazed windows with shutters.

LANDING



UPVC double glazed window overlooking the front, ceiling light

point, two recessed ceiling spotlights, single radiator with thermostat, laminate wood strip flooring, smoke alarm, spindled balustrade, and access to boarded loft space with retractable aluminium ladder and light point. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.91m into wardrobe x 3.68m (12'10" into wardrobe x 12'1")



Fitted with a modern range of bedroom furniture incorporating two full height double wardrobes with hanging space and shelving, a double storage cupboard with drawer unit beneath, a large free-standing chest of drawers, and two free-standing matching bedside units. UPVC double glazed window overlooking the front, single radiator with thermostat, recessed ceiling spotlights, and laminate wood strip flooring.

BEDROOM TWO

3.63m x 3.07m (11'11" x 10'1")



Fitted with a modern range of bedroom furniture incorporating two full height double wardrobes, a chest of drawers, fitted shelving, and free-standing bedside cabinet. UPVC double glazed window overlooking the rear, recessed ceiling spotlights, single radiator with thermostat, and laminate wood strip flooring.

BEDROOM THREE

2.57m x 2.08m (8'5" x 6'10")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and laminate wood strip flooring.