

HUMPHREYS

ESTATE & LETTING AGENTS



65 DALESIDE, UPTON,
CHESTER, CH2 1EW

£290,000

3 BEDS | 1 BATHS | 2 LIVING

SALES

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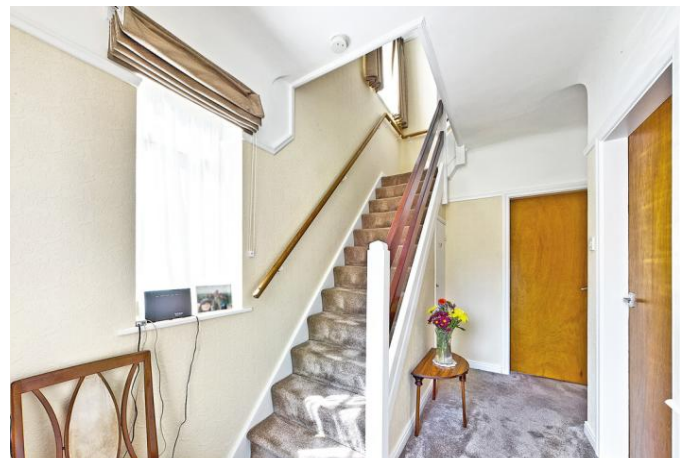
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Attention all buyers! With a leafy outlook to rear, this traditional bay fronted Three bedroomed Semi-detached home in Upton, one of Chester's most sought-after locations, is brought to market offering fantastic scope for a buyer to put their own stamp on the property. Coupling spacious living accommodation with generous tiered garden space to rear, we're positive this will be a popular addition to the housing market.

The property has been our clients much loved home for over 30 years, but now the time has come to seek pastures new and in doing so creates an opportunity for a buyer to buy into an established sought after area, with a wide range of amenities close at hand, including excellent transport links.



Approached by a private driveway which extends alongside the property leading to a detached garage, there is a low walled front garden with borders and lawn. Passing through the tiled storm porch, entry into the home is via its double glazed door into the hall. A welcoming space and a good indicator of the space which is on offer throughout. There are two good-sized reception rooms, linked by sliding timber glass doors, and a Kitchen with a range of fitted units, work surfaces and space for appliances. From the first-floor landing there is access to all three bedrooms, with both double rooms featuring fitted wardrobe and dressing tables. Completing the accommodation is a bathroom with a three-piece suite.



The rear garden is notable in size, and is tiered in design, with a paved patio area directly from the property itself with pathway leading to lawned sections flanked by mature trees and borders. A good degree of privacy can be enjoyed here as the garden borders wooded section of agricultural land to rear.

The property features gas central heating and double glazing is installed.

LOCATION

Daleside is situated in the heart of Upton, renowned as one of Chester's most desired locations. The property is within walking distance of Upton Golf Club and quality amenities lie close by including good local schooling at primary and secondary level, as well as a short drive from Liverpool Road with its links to The Countess of Chester Hospital, Bache Railway Station and a Morrison's supermarket and fuel station.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

HALL

13' 5" x 6' 4" (4.09m x 1.93m)

KITCHEN

17' 8" x 7' 9" max (5.38m x 2.36m max)

DINING ROOM

12' 6" x 11' 10" + bay (3.81m x 3.61 + bay m)

SITTING ROOM

12' 9" x 11' 5" (3.89m x 3.48m)

LANDING

8' 1" x 7' 4" (2.46m x 2.24m)

BEDROOM ONE

13' 11" into bay x 11' 8" into wardrobes (4.24m into bay x 3.56m into wardrobes)

BEDROOM TWO

12' 9" x 11' 8" into wardrobes (3.89m x 3.56m into wardrobes)

BEDROOM THREE

8' 11" x 7' 4" (2.72m x 2.24m)

BATHROOM

7' 3" x 7' 3" (2.21m x 2.21m)

EPC RATING

TBC

TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

DIRECTIONS

Proceed out of Chester along the A5116 Liverpool Road. Upon reaching the Bache roundabout at the junction with Morrisons supermarket continue straight over and after approximately

1/2



mile turn right into Upton Lane. Continue along Upton Lane taking the second turning on the left into Demage Lane South, first left onto Dale Drive. Keep straight ahead and the road becomes Daleside. Proceed downhill and after the turning on the right the property will be observed on the left hand side.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.









Ground Floor

Approximate total area⁽¹⁾

535.55 ft²
49.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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1st Floor

Approximate total area⁽¹⁾

454.96 ft²
42.27 m²

(1) Excluding balconies and terraces

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