



**83 Long Lane, Upton,
Chester**
OFFERS OVER
£325,000

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Offering huge scope for further cosmetic improvement this larger than average semi-detached home with many original features including parquet flooring to both reception rooms and the entrance hall. The property has far reaching views from the first floor over open fields towards Helsby hill whilst benefitting from a rear garden with a south westerly aspect. The accommodation comprises; entrance porch via double uPVC double glazed doors, entrance hall with parquet flooring under the carpet, walk in cloakroom, living room with a bay window, sitting room with a French door to the garden, great sized over 19ft dining kitchen with the pantry off. To the first floor there are four bedrooms with the front facing bedrooms having great views over farmland. There is a main bathroom with a separate w/c which would be ripe to convert to one large bathroom. Externally there is off road parking to the front, with gardens to the front and rear with the rear garden having a large, detached workshop/garage. There are double glazed windows and doors throughout. NO CHAIN.

ENTRANCE PORCH

uPVC double glazed double doors.

ENTRANCE HALL

Parquet wood flooring under the carpet, under stairs storage cupboard, stairs off.

CLOAKROOM

5'2" x 3'7" (1.57m x 1.09m)

LIVING ROOM

14'4 into bay" x 12'4" (4.37m x 3.76m) Herringbone parquet





flooring, uPVC double glazed bay window overlooking the front.

SITTING ROOM/DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m) Herringbone parquet flooring, tiled feature fireplace, uPVC double glazed French door onto the rear patio.

DINING KITCHEN

19' 10" x 8' 9" (6.05m x 2.67m) Wood and laminate wall, floor and drawer units with an inset stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, gas cooker point, space for a fridge, wall mounted central heating boiler, (we are informed by the seller that the boiler is no longer in working order) uPVC double glazed door to the side, walk in pantry cupboard off.

FIRST FLOOR

LANDING

BEDROOM ONE

15' 5" into bay" x 12' 5" (4.7m x 3.78m) uPVC bay window with fine views over open farmland towards Helsby hill.

BEDROOM TWO

12' 8" x 11' 10" (3.86m x 3.61m) Double built in storage cupboard with bifold doors.

BEDROOM THREE

8' 9" x 8' 4" (2.67m x 2.54m)

BEDROOM FOUR

8' 4" x 7' 9" (2.54m x 2.36m) With fine views to the front.

BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m) White suite with a panelled bath with an electric shower over, pedestal wash hand basin, corner airing cupboard.

SEPARATE W/C

Low level w/c.

OUTSIDE

There is a paved driveway to the front with timber gates to the side, there is lawn to the front garden.

REAR GARDEN

The rear garden benefits from a south westerly aspect with raised lawn, paved seating area, large detached workshop.

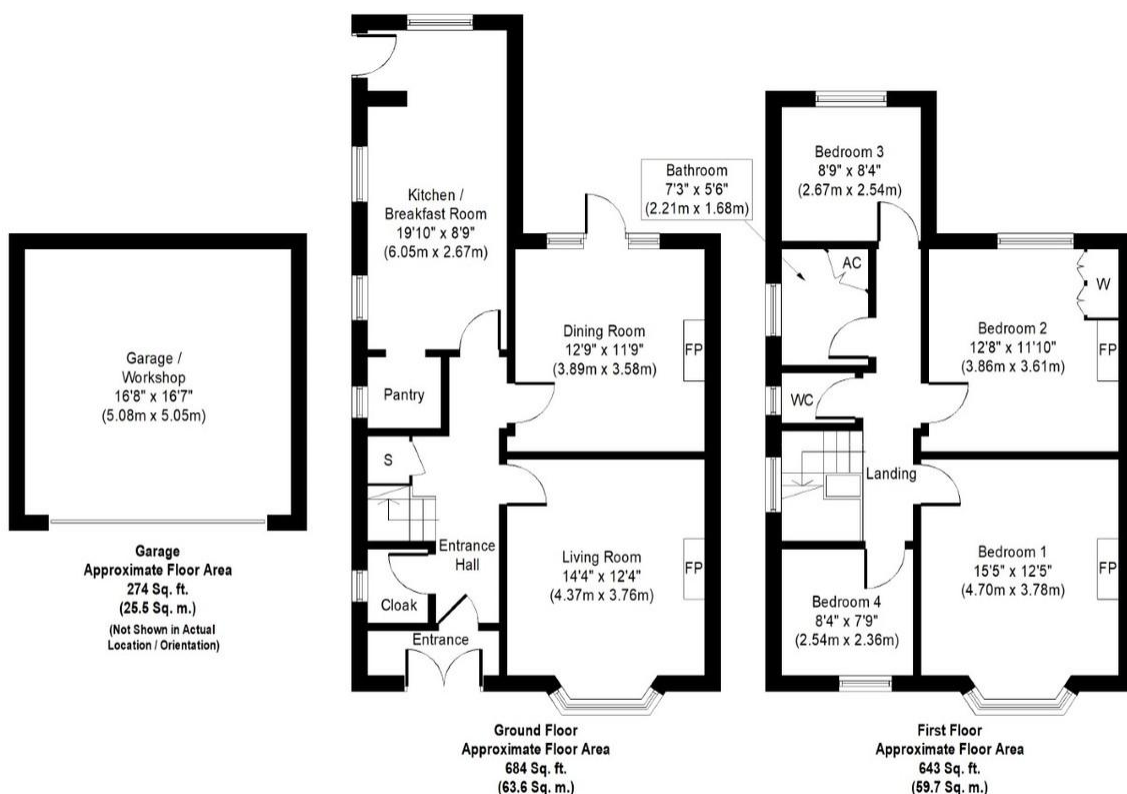
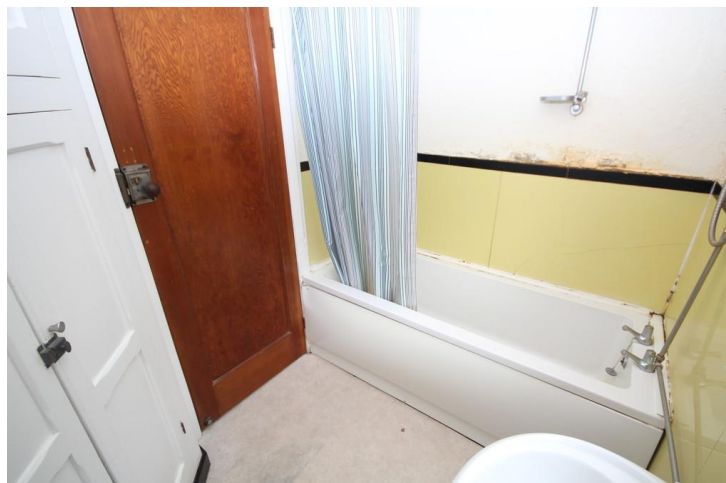
DETACHED WORKSHOP

16' 8" x 16' 7" (5.08m x 5.05m) Up & over door, light and power.

TENURE

The property is understood to be Freehold.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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