

HUMPHREYS

ESTATE & LETTING AGENTS



22 PINE GARDENS, UPTON,  
CH2 1DB

£340,000

3 BEDS | 1 BATHS | 2 LIVING

SALES

e: [chestersales@humphreysofchester.co.uk](mailto:chestersales@humphreysofchester.co.uk)

t: 01244 401100

[WWW.HUMPHREYSOFCHESTER.CO.UK](http://WWW.HUMPHREYSOFCHESTER.CO.UK)





## BRIEF DESCRIPTION

A well presented three bedroom semi-detached property with ground floor extension and featuring a newly installed garden pod, offering ready to move into accommodation set across two floors.

Situated in a highly regarded residential area with close-by amenities including good local schooling and transport links.

Once inside you will find a welcoming hallway with door through to the open-plan style living room, which flows seamlessly into a further reception area. To the rear is the real heart of the home, and this extended space has created a kitchen/dining area with doors onto the garden giving a real sense of flow to the space. A very useful utility room area links you back to the hallway.

Upstairs the layout is traditional and in keeping with this period of home in the form of three bedrooms and a family bathroom.

Externally the property has a well manicured garden area featuring a recently installed purpose built garden room, which is currently used by our clients as a home office with Futon bed for guests. The pod is fully insulated has a bifold door as well as power, lighting and a heater.

To the front you will find a further garden area and off road



parking.

This truly is a fine example of its type and we encourage early viewings.

## LAYOUT AND DIMENSIONS

Please refer to the floorplan.

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.

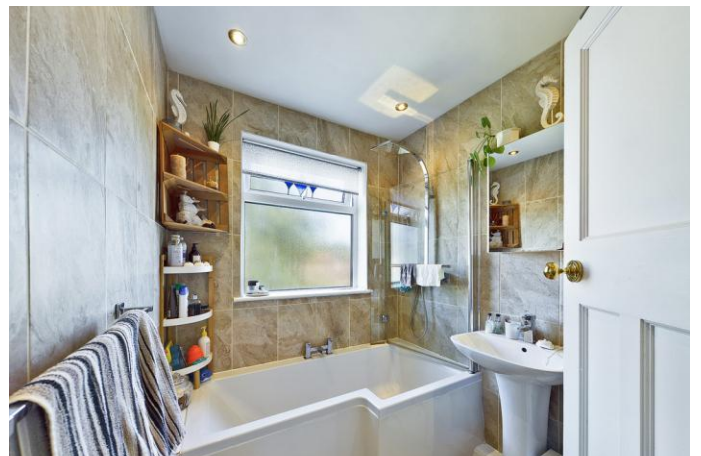
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

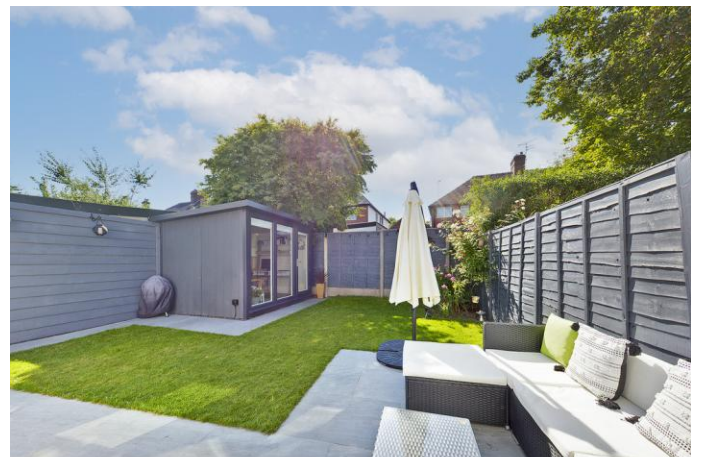
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

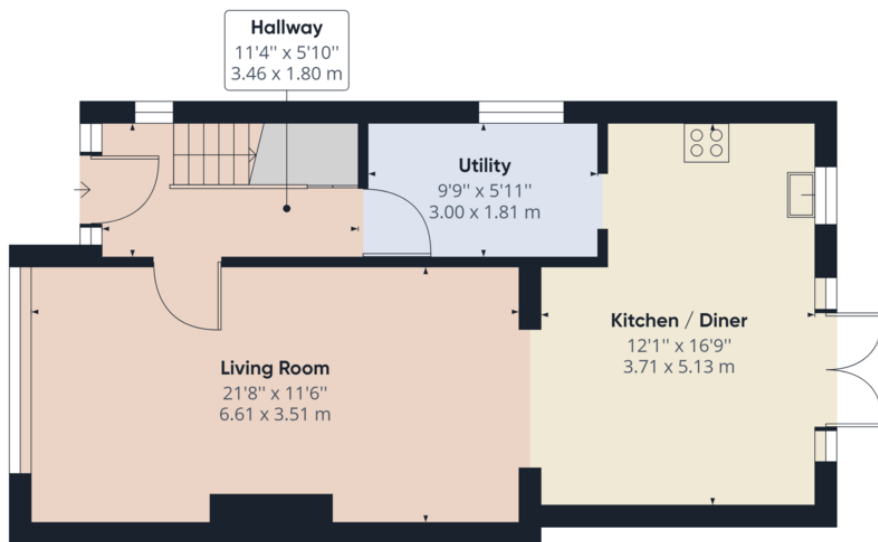












**Approximate total area<sup>(1)</sup>**  
 574.01 ft<sup>2</sup>  
 53.33 m<sup>2</sup>

(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.

GIRAFFE 360

Ground Floor

%epcGraph\_c\_1\_333%

---

H U M P H R E Y S

ESTATE & LETTING AGENTS

[WWW.HUMPHREYSOFCHESTER.CO.UK](http://WWW.HUMPHREYSOFCHESTER.CO.UK)

---