

HUMPHREYS

ESTATE & LETTING AGENTS



8 WALNUT CLOSE, UPTON,
CHESTER, CH2 1JB

£470,000

5 BEDS | 1 BATHS | 3 LIVING

SALES

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A substantially improved and extended family sized home which enjoys a quiet cul-de-sac position within the heart of Upton-by-Chester, one of the area's most sought after locations. Skillfully extended to the side, rear and conversion of the loft area, this expansive semi-detached home now offers Five Bedrooms in addition to the versatile reception areas of the home. The rear garden is also a notable feature of this home, having been lovingly tended to during our clients' ownership, it enjoys a Westerly Aspect. All in all, a smashing family home which is sure to be of great interest to many. We strongly encourage early viewing to avoid the fear of missing out!

Whilst greatly different from its origins as a three bedroomed home, the property has managed to retain some of the period character features synonymous with this age of home, with picture rails and particularly the exposed wood block parquet flooring to the hall and two main reception areas are particular highlights.

The property is approached via its private driveway which is laid to golden gravel and features paved stepping stones which lead to the tiled storm porch. The drive also leads to the attached garage which is accessed via an up & over and within here is a Utility Area with plumbing and it also plays host to the condensing gas central heating boiler.

The Entrance Hall is entered into via its attractive composite



double glazed door with accompanying sidelights, and there is a spindled staircase off to the upper floors. There is a most handy under stair WC, and by way of reception areas, there are three rooms which offer flexibility of use. To the front there is the Living Room which features the bay to its front aspect and gas flame fire unit with surround to the chimney breast. There is the Family Room which is another good sized room and from here is access into the Conservatory which features a ceiling fan/light unit and here one can sit and enjoy looking out onto the rear garden. The main area of the ground floor space is the Spacious Dining Kitchen. With tiled flooring throughout, the Kitchen area features an extensive range of fitted units with accompanying work surfacing, space for a range style oven and there is some integrated appliances. There is internal door access into the Garage/Utility space and also an opening into the Rear Hall where there is double glazed door access to the garden.

The first-floor split landing features a spindled balustrade and provides access to four bedrooms on this level as well as featuring a staircase which leads up to the converted loft space. The main Bedroom has a light and spacious feel, being a through room with front to back window units. There are two further good-sized double bedrooms on this level and a single room which has been used a home office/study. The Bathroom completes the accommodation on this floor and features a three itemed white suite with electric shower unit positioned over the shower bath. The room is fully tiled and there is also an airing cupboard with hot water tank. The second floor landing area enjoys natural light from a Velux window to ceiling and there is door access into the converted loft which provides a further good sized bedroom and there is eaves storage available also.

To the rear, the garden features a lawn area which is complemented well by a large paved patio space which extends alongside the lawn to an area ideal to house a garden shed. The garden is well enclosed by both hedging and fencing, and there is a water tap and mature borders.

The property is connected to all mains services and GCH and UPVC double glazing is installed.

LOCATION

Walnut Close is situated in Upton, which is well served by local schools which have good reputations, and a range of local shops and recreational activities, most notably Upton-by-Chester Golf Club which is less than 5 minutes walk away. There are regular bus services near by, as well as the Chester southerly by pass and access to major road networks for Liverpool, Manchester and North Wales. The property is an approximate 10 minute drive from Chester city centre and the Merseyrail 'Bache' Station with links to Liverpool is close by.

DIRECTIONS

Proceed out of Chester along the A5116 Liverpool Road out of the city to the roundabout close to Morrisons supermarket.



Continue straight across along Liverpool Road and continue past the Countess of Chester Hospital on the left hand side, through the sets of traffic lights and soon after The Frog (now The Countess) Public House on the right hand side, take the right hand turning onto Upton Lane. Continue along Upton Lane, and just prior to Upton Golf Club, take the second turning on the left onto Demage Lane South, which then becomes Demage Lane. Proceed on, taking the right hand turning into Meadowsway, and then first right into Walnut Close itself and the property will be found in the far right corner of the cul-de-sac, clearly marked by our Humphreys For Sale notice.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

HALL

13' 9" x 6' 4" (4.19m x 1.93m)

WC

4' 5" x 2' 3" (1.35m x 0.69m)

LIVING ROOM

13' 9" into bay x 11' 8" (4.19m into bay x 3.56m)

FAMILY ROOM

13' 11" x 11' 2" (4.24m x 3.4m)

CONSERVATORY

9' 2" x 8' 8" (2.79m x 2.64m)

DINING KITCHEN

20' 4" x 10' 1" min (6.2m x 3.07m min)

REAR HALL

7' 7" x 3' 4" (2.31m x 1.02m) max angled measurements

LANDING

8' 7" x 3' 4" (2.62m x 1.02m)

GARAGE / UTILITY

16' 3" x 12' 8" (4.95m x 3.86m) max angled measurements

BEDROOM ONE

13' 1" x 12' 7" (3.99m x 3.84m)

BEDROOM TWO

13' 11" x 11' 3" (4.24m x 3.43m)

BEDROOM THREE

13' 11" into bay x 11' 9" (4.24m x 3.58m)

BEDROOM FIVE / STUDY

8' x 6' 5" (2.44m x 1.96m)

BATHROOM

9' 3" max x 6' 9" max (2.82m max x 2.06m max)

2ND FLOOR LANDING

2' 9" x 2' 9" (0.84m x 0.84m)

BEDROOM FOUR

22' 2" x 10' 2" (6.76m x 3.1m) with some restricted head room

VIEWING

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

EPC RATING

TENURE

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



COUNCIL TAX

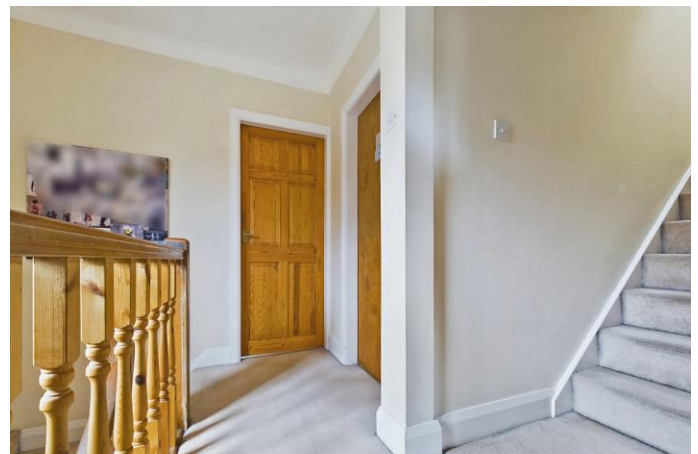
Cheshire West and Chester Council - Band E

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.

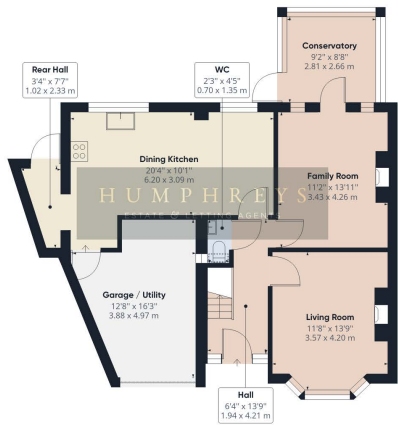
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

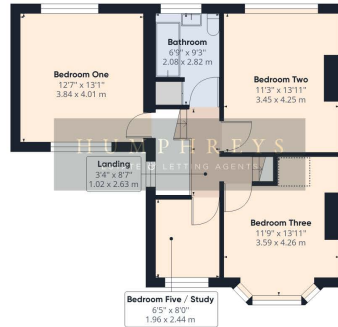
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1724.55 ft²
160.22 m²

Reduced headroom

83.27 ft²
7.74 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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