

HUMPHREYS

ESTATE & LETTING AGENTS



14 ROSEWOOD AVENUE, UPTON,
CHESTER, CH2 2JQ

£395,000

3 BEDS | 1 BATHS | 2 LIVING

SALES

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We're delighted to bring to market this extremely charming bay fronted three bedroomed semi-detached home situated in Upton, one of Chester's most popular and sought after locations. The area is extremely well served by a wide range of amenities including revered schooling, and there are excellent transport links enjoyed nearby.

The property, once inside enjoys a light and airy feel throughout, is approached via a private tarmac driveway, with a low wall and timber fence enclosed lawned garden to the front with stocked borders. The driveway offers parking for numerous vehicles and extends to the side of the property where there is a detached garage, benefiting from power and lighting, and a large opening through to the rear garden which is of a most notable size and forms an attractive feature of the home, laid to lawn with two lawned sections and a paved patio directly from the property itself.

Passing through the front porch, a most handy space for coats and boots, one enters into the spacious Entrance Hall, with attractive wood block parquet flooring. There is a spindled staircase which leads to the first-floor accommodation and there is a most useful under stair WC also. There are two reception rooms in total, with Living Room positioned to front with bay window and attractive marbled fireplace with living flame unit. The rear reception room has benefit from an extension which features sliding patio doors providing views



and access to the rear garden, and the room is used as Dining space alongside an extra sitting / family area. The Kitchen features a range of fitted units with work surfacing and inset hob and fitted oven unit, with sink beneath window to side, and completing the accommodation to the ground floor is the Utility Room, which offers further storage and work surfacing area as well as being home to the Gas Central heating boiler.

To the first-floor there is a spindled balustrade to the landing itself, and access into all three bedrooms is granted from here, and all bedrooms have the benefit of fitted wardrobe storage. The Bathroom is of a good-size and features a three-piece white suite with shower unit over bath, and returning to the Landing area, there is loft access with a pull-down ladder leading to an insulated and part boarded loft area with electric light.

LOCATION

Rosewood Avenue falls within the popular district of Upton, which offers an array of quality amenities including day-to-day shopping and schooling for nursery, primary and secondary education, and being within walking distance of the Bache shops and Morrisons supermarket, Upton-by-Chester Golf Course and Bache Railway Station. Easy accessibility is enjoyed to Chester city centre, being approximately 5-10 minutes by car, and the property is also commutable for the A55 southerly by pass and M53/M56 motorway networks.

DIRECTIONS

Proceed out of Chester along the A5116 Liverpool Road, passing Total Fitness Gym on your left hand side and proceed through the two sets of traffic lights until you approach the roundabout close to Morrisons supermarket. Continue straight across this roundabout, continue along Liverpool Road and at the next set of lights turn right onto Mill Lane. Continue for a short distance, passing under the bridge, and at the top of the road take the turning on the right into Egerton Drive. Follow this road to the end and turn right onto Rosewood Avenue, where the property will be found on the right hand side.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

PORCH

7'7" x 1'11" (2.31m x 0.58m)

HALL

13'9" x 7'6" (4.19m x 2.29m)

WC

4'4" x 2'6" (1.32m x 0.76m)

LIVING ROOM

12'6" into bay x 11'6" (3.81m into bay x 3.51m)

DINING / SITTING ROOM

16'6" x 11'5" (5.03m x 3.48m)

KITCHEN

10'11" x 7'4" (3.33m x 2.24m)

UTILITY ROOM

7'10" x 4'11" (2.39m x 1.5m)



LANDING

BEDROOM ONE

13' x 9' 3" to wardrobe (3.96m x 2.82m to wardrobe)

BEDROOM TWO

11' 6" x 9' 1" to wardrobe (3.51m x 2.77m to wardrobe)

BEDROOM THREE

8' x 7' 7" (2.44m x 2.31m)

BATHROOM

7' 5" x 6' 10" (2.26m x 2.08m)

GARAGE

20' 4" x 9' 4" (6.2m x 2.84m)

EPC RATING

D

COUNCIL TAX

Cheshire West and Chester Council - Band C

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.

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.

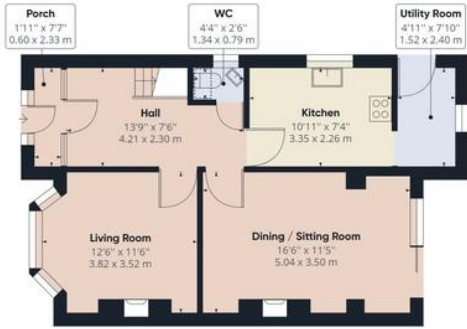
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1183.79 ft²
109.98 m²

Reduced headroom

3.52 ft²
0.33 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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