

HUMPHREYS

ESTATE & LETTING AGENTS



65 APPLETON ROAD, UPTON,
CHESTER, CH2 1JH

£525,000

4 BEDS | 2 BATHS | 2 LIVING

SALES

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We're delighted to bring to market this Four Bedroomed Detached home positioned along one of Upton's most popular and sought after roads, offering spacious and versatile accommodation throughout and is coupled with a well-tended southerly facing rear. The home offers something for all ages and should appeal to not only growing families but also for those who are seeking single level living, as there are bedrooms and a shower room positioned on the ground floor in addition to the upper-level offering. Viewing is highly encouraged!

The area is extremely popular with families due to the proximity of schooling nearby, notably Mill View Primary, and the wider area of Upton offers a good range of amenities and transport connections also.

The property is approached by its private block paved driveway which offers off road parking comfortably for two vehicles, and the driveway is complimented by a lawned garden. There is an open storm porch with UPVC double glazed door accessing the Entry area of the home, with Hallway thereafter. The Hallway features woodblock flooring and a spindled staircase off to the landing area, and there is a good degree of storage of offer with three built-in storage cupboards. To the front aspect of the home there are two ground floor bedrooms, yet these could easily be used as further reception rooms if so wished as indeed Bedroom Three is currently as a Home Office. These rooms well served by a Shower Wet Room which is fully tiled with there



being a soak away to the walk-in shower area, with shower screen, and there is low level WC and large wash hand basin with pull out drawers below. The principal reception room to the home is the spacious Living Room, this being over 21ft in length, and it has a light and airy feel, helped by the large set of patio doors and side window which overlooks the rear garden. The Kitchen Diner is a modified area of the home, with the Dining Area originally forming part of the garage. What now exists in a much more social space and the Kitchen itself is fitted with an attractive range of units with a squared edge contemporary work surface with upstands, an inset 1+1/2 stainless steel sink and drainer with lever mixer tap unit and there is some integrated appliances in addition to the space for a freestanding American style fridge freezer.



The first floor landing features a spindled balustrade and there is access granted into the two double bedrooms on the floor, both with access to eaves storage and the main bedroom itself offers a good range of fitted wardrobes. Nestled between the two bedrooms and completing the accommodation on this floor is the Bathroom and this contains a three-itemed suite which features an electric shower unit of the bath, WC and a wash hand basin with cabinet below.



A well enclosed southerly facing garden, predominantly laid to lawn yet features an stylish raised patio laid to porcelain tiling and this spans the full width of the home and it continues to the side of also. There is a further patio area to the far-left hand side of the garden and the lawn of is a good size which easy accommodates play apparatus! The Garage is accessed to front via an up and over door and within here there is power, lighting, water point and the gas combination central boiler.



LOCATION

Appleton Road is a much desired and very convenient location being within the popular district of Upton, itself having an array of quality amenities including day-to-day shopping and schooling for primary, nursery and secondary education, being within walking distance of the highly acclaimed Mill View Primary School and a short walk away from the Weston Grove parade of shops which includes a Tesco Express. Upton-by-Chester Golf Course, Morrisons supermarket and Bache Railway Station and also within easy reach. Easy accessibility is enjoyed to Chester City Centre being approximately 15 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 Hoole Road. Turn left onto Newton Lane, over the old railway bridge and follow the road onwards. Where it starts to bear right turn left, just after The Firs, onto Wealstone Lane and upon reaching Mill View School on your left, turn right into Appleton Road, bearing right at the T junction, and the property will be found after a short distance on the right hand side.



ACCOMMODATION

with approximate room sizes, briefly comprises:-

ENTRY

4' 6" x 3' 10" (1.37m x 1.17m)

HALLWAY

20' max x 11' 4" max (6.1m max x 3.45m max)

KITCHEN DINER

18' 6" max x 13' 2" max (5.64m max x 4.01m max)

LIVING ROOM

21' 5" x 13' 5" (6.53m x 4.09m)

BEDROOM THREE

11' 6" x 9' 9" (3.51m x 2.97m)

BEDROOM FOUR / HOME OFFICE

11' 7" x 10' 11" (3.53m x 3.33m)

SHOWER ROOM

6' 4" x 6' 2" (1.93m x 1.88m)

LANDING

6' 2" x 3' 3" (1.88m x 0.99m)

BEDROOM ONE

13' 5" x 10' 9" to wardrobes (4.09m x 3.28m to wardrobes)

BEDROOM TWO

16' x 11' 7" (4.88m x 3.53m)

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)

GARAGE

9' 5" x 8' 10" (2.87m x 2.69m)

EPC RATING

D

COUNCIL TAX

Cheshire West and Chester Council - Band E

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



Floor 1

Approximate total area⁽¹⁾

1476.93 ft²
137.21 m²

Reduced headroom

42.88 ft²
3.98 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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