

# Town & Country

Estate & Letting Agents

Alpraham Crescent, Upton

£365,000



This spacious semi-detached family house is located within the popular suburb of Upton. Offering adaptable family accommodation including two reception rooms, downstairs cloaks, conservatory, breakfast room, three bedrooms and two additional loft rooms. Located on a large plot having mature landscaped gardens, garage and off-road parking. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Located within Upton, this spacious family home offers the opportunity for a prospective purchaser to own a house offering a wealth of charm with adaptable accommodation to suit a number of uses. The inviting hallway has a staircase leading to the first-floor accommodation and doors off open to the cloakroom fitted with a White suite, the living room featuring a living flame gas fire set within of Marble fireplace with an Adams style surround. A dining room leading through to the conservatory having French doors leading to the mature rear garden. The kitchen is fitted with a White Shaker style units and leads through to the breakfast room. A rear hallway provides access to the garage, with a doorway to the rear of the property. The first-floor landing has the three bedrooms and the shower room off. Stairs rise to the two loft rooms, one of the rooms is currently utilised as an office the other for storage space. Externally to the front of the property is a driveway with parking available for a number of vehicles, a garage with power and light, and a mature lawned and shrubbed garden. The beautiful, south facing rear garden has a large, paved patio area, a central lawned garden with well stocked planted flower beds, borders, mature plants, and trees, enclosed by a series of timber fence panels.



## LOCATION

Alpraham Crescent lies within the popular district of Upton, a desirable location, the property is situated conveniently for all the general day-to-day quality amenities which the area itself has to offer. The local shops are within a short travelling distance, including a Tesco Express store. There are good local schools for nursery, primary and secondary education all close by with Chester city centre approximately 10-15 minutes travelling distance by car. Easy access is also enjoyed to the national motorway network.



## DIRECTIONS

From the Chester branch: From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, continue to follow A5268, continue straight onto St Martin's Way/A5268, at the roundabout, take the 1st exit onto Upper Northgate Street/A5116, turn right onto A5116, turn left onto Liverpool Road/A5116, at the roundabout, take the 1st exit and stay on Liverpool Road/A5116, go through 2 roundabouts, turn right onto Mill Lane, at the roundabout, continue straight onto Heath Road, turn right onto Gatesheath Drive, turn right onto Alpraham Crescent.

## ENTRANCE HALL

The property is entered through a leaded Composite double glazed front door, which opens to an inset, doormat. Well, radiator and inviting entrance hall with stairs authorising to the first floor accommodation with storage cupboards below. Light oak internal doors Off open to the cloakroom, WC, living room, dining room, and then open the Thruway leads to the kitchen.



## CLOAKROOM WC

Installed with a white, dual flush, low-level WC and wash hand basin, heated towel rail, partially tiled walls, ceramic tiled floor, and extractor fan and a recessed downlights set within the ceiling.



## DINING ROOM

10'9" x 8'1"

having a radiator and an open Thruway which leads to the conservatory.



## LIVING ROOM

15'8" x 9'8"

with a window, facing the front elevation with a radiator below, and featuring a living flame gas fire set within of marble fireplace with an Adams style surround.



## CONSERVATORY

13'3" x 8'0"

feet constructed of a low brick wall with UPVC double glazed frame with fitted blinds, radiator and French doors opening to the rear garden





## KITCHEN

10'6" x 8'6"

Fitted with white wall, basin, drawer, units, worksurface, space, housing, a resin, 1 1/2 bowl sink unit with mixer tap, tiled splashback's, and integrated appliances. Include a double oven, fridge, gas, hob with extractor hood, above and space and plumbing for a washing machine and dishwasher. The window faces the rear elevation. The flooring is ceramic tile with an archway leading to the breakfast room.



## BREAKFAST ROOM

12'0" x 8'8"

with a continuation of the ceramic tiled floor from the kitchen, leading to a breakfast room, with a radiator, fitted wall, and base units, a UPVC double glaze window to the side elevation, and an opaque UPVC double glazed door opening to the rear hallway.

## REAR HALLWAY

with quarry tiled flooring Thruway leading to the garage and a timber panel and glazed back door off.

## FIRST FLOOR LANDING

Stairs off, rising to the two loft rooms, doors off, opening to all three bedrooms and to the shower room.



## BEDROOM ONE

15'8" x 10'3"

with a window, facing the front elevation and radiator below.



## BEDROOM TWO

10'8" x 8'2"

with timber laminate flooring, a window to the rear elevation with the radiator below.





### BEDROOM THREE

10'0" x 6'8"

with a window, facing the rear elevation, radiator below and timber laminate flooring.



### LOFT ROOM ONE

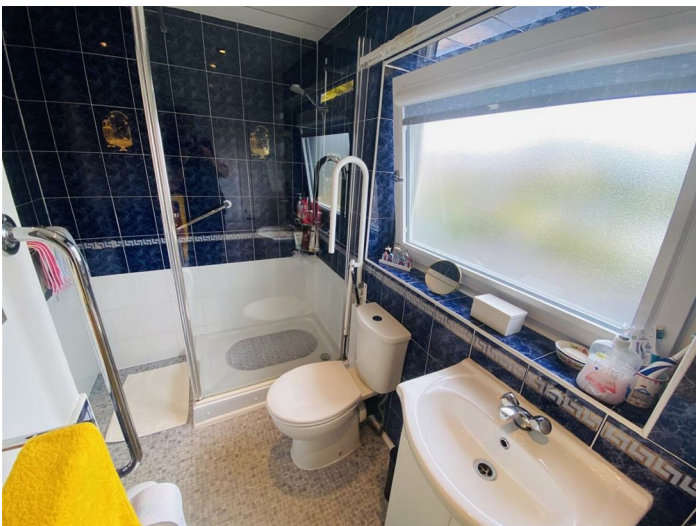
12'6" x 7'8"

with a window to the rear elevation (currently utilised as an office)

### LOFT ROOM TWO

10'4" x 7'3"

Currently utilised as storage space.



### SHOWER ROOM

8'2" x 5'5"

An L-shaped room installed with a separate shower enclosure with thermostatic shower and extractor fan above, a dual flush, low-level WC, wash hand, basin, with mixer tap, and vanity unit, radiator, partially tiled walls and a built-in cupboard, partially shelved and housing, gas, boiler



### EXTERNALLY

The front of the property is a well tended lawn and shrub garden with a variety of plants and shrubs. Directly in front of the garage is off-road parking for several vehicles, along with an external light and a canopy porch above the front door. a lovely rear garden, being of a generous size, beautifully presented, and enjoying a southerly facing orientation. With a large paved patio area, a central lawned garden with well



stocked and planted flower, beds, and borders, mature plants, and trees, all of which is enclosed by a series of timber fence panels.

## GARAGE

16'0" x 7'7"

With an up and over garage door to the front, power and light.



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: D £2277

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

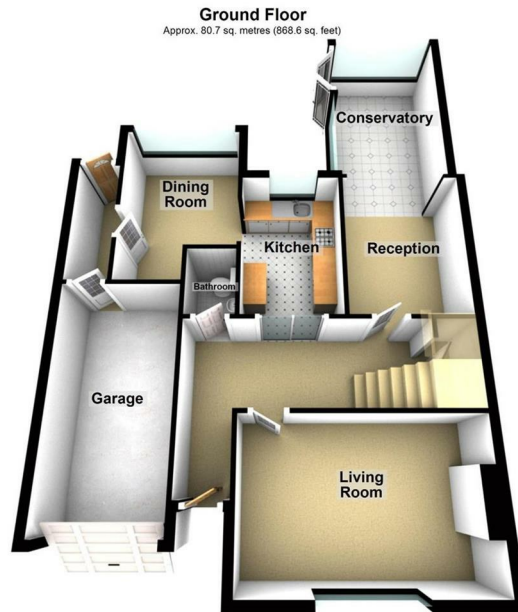
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

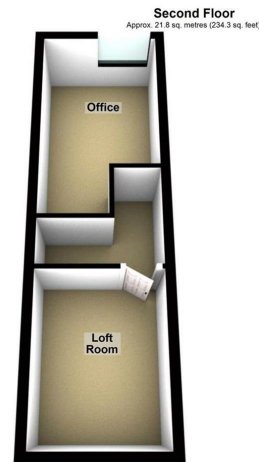
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our

mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 145.4 sq. metres (1564.6 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	