

Town & Country

Estate & Letting Agents

Daleside, Upton

No Onward Chain £375,000



A delightful three-bedroom property in a sought-after area of Chester, featuring a well-maintained interior and rear garden with woodland views and NO ONWARD CHAIN. The home offers a spacious entrance hall, cozy living room with a cast-iron log burner, separate dining room, and modern kitchen with integrated appliances. There's also a utility room, cloakroom WC, and basement workshop. Upstairs, you'll find three bedrooms and a modern shower room. Externally, there's off-road parking, timber raised planters, and a timber outbuilding with power. The rear garden is mostly lawned, with an elevated patio and outdoor lighting.

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DESCRIPTION

A charming three-bedroom property located in a desirable area of Chester, offering a well-maintained interior and delightful rear garden with woodland views. The home features a spacious entrance hall, a cosy living room with a cast-iron log burner, a separate dining room, and a modern kitchen with integrated appliances. There's a convenient utility space, cloakroom WC, and basement currently used as a workshop. The first floor includes three bedrooms and a modern shower room. Externally, the front garden has timber raised planters, off-road parking, and a timber outbuilding with power. The rear garden is predominantly lawned, with an elevated patio and outdoor lighting. Ideal for families or those seeking a peaceful retreat close to local amenities.



LOCATION

Daleside is situated in Upton, one of Chester's most desirable areas. Upton is well served by local schools which have an excellent reputations and a good 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 nearby, as well as the Chester southerly by pass and indeed access to major road networks for Liverpool, Manchester and North Wales. The property itself is an approximate 10 minute drive from Chester city centre and if one is requiring a commute to Liverpool, the Merseyrail 'Bache' Station is also close by.

DIRECTIONS

VESTIBULE

Double-glazed double doors lead to a vestibule with a quarry-tiled floor, followed by a further opaque glazed door that opens into the entrance hall.



ENTRANCE HALL

13'8 x 6'1

The hallway features timber laminate flooring, a window facing the side elevation, a radiator, and stairs leading to the first-floor accommodation with a storage cupboard below. Doorways open to the living room, dining room, and kitchen.



LIVING ROOM

12'8 x 11'9

Featuring timber laminate flooring, a window facing the front elevation, and a radiator, this room boasts a large open throughway to the dining room. It also includes a cast iron log burner set on a slate hearth with a pine Adams-style surround.

**FIREPLACE****KITCHEN**

9'3 x 8'5

The kitchen is fitted with a range of contemporary gloss white wall, base, and drawer units with complementary work surfaces, housing a stainless steel 1½ bowl sink unit with an adjustable mixer tap and tiled splashback. It includes space for a range cooker with an extractor hood above, a radiator, and ceramic tiled flooring. A window faces the side elevation, and a doorway leads to the rear hall.

REAR HALL

Featuring a ceramic tiled floor, the rear hall provides access to the cloakroom WC and utility space. An opaque UPVC double-glazed door opens to the side elevation of the property.

**DINING ROOM**

12'8 x 11'9

With a continuation of the timber laminate flooring from the living room to a dining room with a radiator and a window to the rear elevation.



UTILITY ROOM

4'1 x 3'9

With space and plumbing for both a washing machine and a dishwasher with a worksurface and shelf above.



FIRST FLOOR LANDING

Featuring a loft hatch with a retractable ladder, a window facing the side elevation, and doors leading to all three bedrooms and the shower room.



CLOAKROOM W.C.

Fitted with a dual-flush low-level WC, a wash hand basin with a mixer tap and mirror above, a radiator, ceramic tile flooring, and an opaque window to the side elevation.



SHOWER ROOM

7'6 x 6'8

The shower room is fitted with a modern white three-piece suite, including an oversized shower enclosure with a dual-head thermostatic shower and an extractor above, with panelled walls. It also features a dual-flush low-level WC, a pedestal wash basin, a radiator, partly panelled walls, and an opaque window facing the rear elevation.



BEDROOM ONE

13'7 x 11'1

Featuring a window facing the front elevation with a radiator below.



BEDROOM THREE

7'7 x 7'2

Featuring a radiator and a corner window.



BEDROOM TWO

12'2 x 9'5

Fitted with a range of wardrobes, drawers, and luggage cupboards, the room also includes a radiator and a window facing the rear elevation, framing lovely views.



BASEMENT

18'5 x 11'6

Accessed from the rear garden through a single-glazed panel door with a single-glazed window facing the garden, the basement is currently used as a workshop but offers various other potential uses. It is equipped with power and light, a stainless steel single drainer sink unit with a mixer tap, a radiator, and a wall-mounted Worcester gas combination boiler. Elevated access leads to a large storage area beneath the ground floor of the main residence.



GARDEN SHED

16'9 x 8'5

A substantial timber outbuilding, accessed from the front through double timber doors, features single-glazed windows to the rear and side elevations. It is equipped with power and light, and has its own separate consumer unit.



EXTERNALLY

To the front of the property, there is a lawned garden with timber raised planters. A driveway runs alongside the property, with a pathway and steps descending to the rear garden. Outdoor lights are positioned on either side of the main entrance door. The rear garden offers lovely views over woodland and is predominantly lawned, featuring an elevated patio area and additional outdoor lighting.



VIEWS



DRONE PHOTOGRAPHY



ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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.

SERVICES TO PROPERTY

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

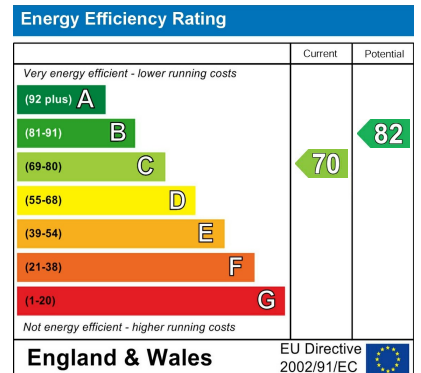
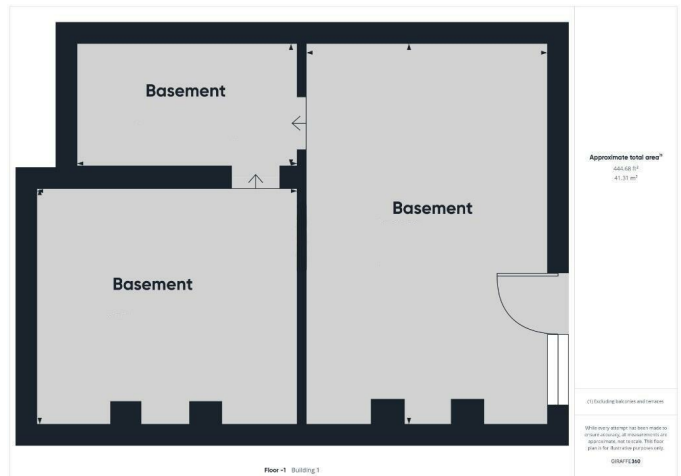
Tenure: Freehold

Council Tax Band: C - £2277

MORTGAGE SERVICES

Town & Country Estate Agents 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.



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 must 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.