

Town & Country

Estate & Letting Agents

Sutton Drive, Upton

No Onward Chain £280,000



Located within the highly desirable suburb of Upton, this charming two-bedroom link detached bungalow has the benefit of gas central heating and UPVC double glazing, offering adaptable accommodation including a conservatory, spacious living room, driveway, single garage and a south facing rear garden. Viewing is advised to appreciate this lovely Bungalow.

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DESCRIPTION

The bungalow presents an excellent opportunity for a small family or those looking to downsize. The internal accommodation comprises of an entrance hall, a kitchen/breakfast room with an adjoining rear hallway, a living room with access to a delightful conservatory, two double bedrooms, and a contemporary shower room. Externally, the front of the property features a low-maintenance paved garden and a driveway leading to a single garage. Gated side access opens to the rear garden, which enjoys a sunny south-westerly aspect. The garden is mainly laid to lawn with shrubbed borders and includes paved patio areas.



LOCATION

Situated in a popular location of Upton, this bungalow is close to local amenities and transport links, making it an ideal choice for both families and retirees. 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 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

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. 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 2nd exit onto Brook Lane, turn left onto Newton Lane, turn left onto Shepherd's Lane/Well Lane. Turn right onto Sutton Drive the bungalow will be located on the left-hand side.

ENTRANCE HALL

The property is accessed via an opaque UPVC double-glazed door, opening into a hallway with wood-effect laminate flooring, a radiator, and a built-in cupboard with hanging space. There is also an airing cupboard, loft access via a retractable ladder, and doors leading to the kitchen, living room, both bedrooms, and the shower room.



KITCHEN

10'2 x 9'4

The Kitchen is fitted with a range of wall and base units and work surfaces housing a one-and-a-half bowl sink unit with an adjustable mixer tap. There is space for a range cooker, and space/plumbing for both a washing machine and dishwasher. The walls are fully tiled, and there is a radiator and a built-in cupboard. A window overlooks the rear elevation, and a double-glazed door leads to the rear hallway.

REAR HALLWAY

6'8 x 4'2

Featuring ceramic tile flooring, a window to the rear, a UPVC double-glazed door to the garden, and an internal door to the garage.



LIVING ROOM

15'9 x 11'2

With wood-effect laminate flooring, a radiator, and an electric fire with a marble hearth and ornate Adam-style surround. Patio doors open into the conservatory.



CONSERVATORY

Constructed with a low brick wall and UPVC double-glazed frame, this room has ceramic tile flooring, a radiator, and patio doors leading to the rear garden.



SHOWER ROOM

6'5 x 6'3

Fitted with a modern three-piece suite comprising a large shower enclosure with dual-head thermostatic shower, a low-level WC, and a wash hand basin set in a vanity unit with a mixer tap. The floor is tiled, the walls are fully tiled, and there is a chrome heated towel rail and an opaque window to the side.



BEDROOM ONE

13'0 x 11'1

Featuring a window to the front elevation with a radiator below, wood-effect laminate flooring, and a fitted double wardrobe with sliding mirrored doors.



BEDROOM TWO

9'4 x 9'4

With a window to the front elevation, radiator below, and timber laminate flooring



EXTERNALLY

To the front of the property is a low-maintenance paved garden with a driveway leading to the garage. There is also an outside light and water supply. The rear garden enjoys a sunny south-westerly orientation and features timber side access, paved patio areas, a lawn with shrubs, an additional patio in the rear right-hand corner, an aluminium storage shed, an outside light, and a water supply.



GARAGE

18'5 x 8'9

Accessed from the front via an up-and-over door, the garage is equipped with power, lighting, and a window to the rear.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band C £1405.00

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.

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.

