

# Town & Country

Estate & Letting Agents

Aldford Road, Upton

Offers In Excess Of £210,000



Nestled in the desirable area of Upton this lovely terraced house presents an excellent opportunity for first-time buyers, young families and savvy investors. The property boasts an inviting reception room, with three well-proportioned bedrooms, including an en suite facility, with a front and rear garden and the convenience of off-road parking making this property not only practical but also highly desirable.

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## DESCRIPTION

This spacious three-bedroom home is situated within this highly sought-after Chester suburb. The property offers well-balanced accommodation and has the advantage of UPVC double glazing and gas central heating installed throughout. The accommodation features an entrance hall, front-facing living room and a full-width kitchen/dining room with direct garden access. Upstairs are three good-sized bedrooms, a family bathroom, and an en-suite WC to bedroom two. Externally, the property benefits from off-road parking behind double iron gates, side access leads to a mature south-westerly facing rear garden with a brick outbuilding.



## LOCATION

Aldford Road is located in Upton-by-Chester, a popular and well-established suburb just north of Chester city centre. The area is known for its quiet residential streets, good local schools, and strong community atmosphere. Upton offers a convenient mix of nearby shops, parks, and everyday amenities, along with easy access to major transport routes for commuting into Chester and beyond. The neighbourhood is particularly appealing to families and professionals seeking a peaceful suburban setting within close reach of the city.

## DIRECTIONS

From Lower Bridge Street, follow the A5268 around the city centre. Take the

first exit at the Upper Northgate Street roundabout and continue on the A5116, then onto Liverpool Road. At the Brook Lane roundabout, take the second exit, then turn left onto Newton Lane, left onto Wealstone Lane, right onto Weston Grove, right onto Cornwall Road, and left onto Aldford Road. The property is on the right.

## ENTRANCE HALL

11'2" x 5'5"

The property is entered through an opaque double-glazed front door opening into the entrance hall, featuring a radiator and stairs rising to the first-floor accommodation with a spindle balustrade and storage area beneath. A door leads through to the living room.



## LIVING ROOM

12'7" x 11'2"

A bright and comfortable front-facing reception room with wood-grain effect laminate flooring, radiator, and archway leading into the kitchen/dining room.



## KITCHEN/DINING AREA

19'0" x 9'4"

Featuring ceramic tiled flooring throughout, the room includes a radiator, two windows overlooking the rear elevation and the wall-mounted Worcester gas combination boiler. It is fitted with a range of wall and base units with work-surface space incorporating a stainless-steel single drainer sink with mixer tap and tiled splashback. There is space for a cooker, as well as space and plumbing for a washing machine, and a partially glazed door provides access to the rear garden.



## DINING AREA

## FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrade from the entrance hall, the landing provides access to the loft, the bathroom, and all three bedrooms.



## BEDROOM ONE

11'8" x 10'2"

A generous room with two windows facing the front elevation and a radiator beneath.



## BEDROOM THREE

12'1" x 7'7"

A good-sized single bedroom with built-in over-stairs storage cupboard, front-facing window and radiator.



## BEDROOM TWO

14'9" x 8'5"

A spacious bedroom featuring a built-in cupboard/wardrobe, a window to the rear elevation with a radiator beneath, and a door leading through to the en-suite.



## BATHROOM

7'8" x 5'3"

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and integrated shower extension, a low-level WC, and pedestal wash hand basin. The bathroom features ceramic tiled flooring, partially tiled walls, a radiator, and two opaque windows to the rear elevation.



## EN-SUITE

Fitted with a dual-flush low-level WC and a wash hand basin with mirror above. Finished with partially tiled walls, ceramic tiled flooring, recessed ceiling downlights, and an extractor fan.



## EXTERNALLY

The front of the property benefits from double iron gates providing off-road parking, along with a timber side access

leading to the sunny south-westerly facing rear garden. The rear garden is predominantly laid to lawn with established shrubs, plants and trees, and also features a useful brick outbuilding measuring 8'1 x 5'7.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: B

## 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.

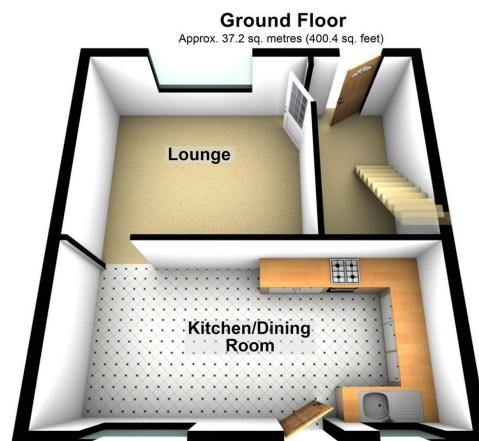
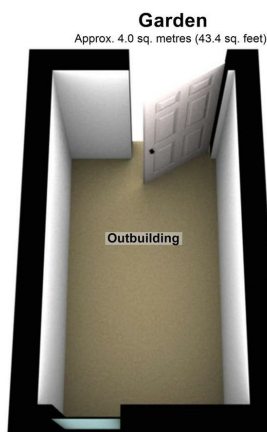
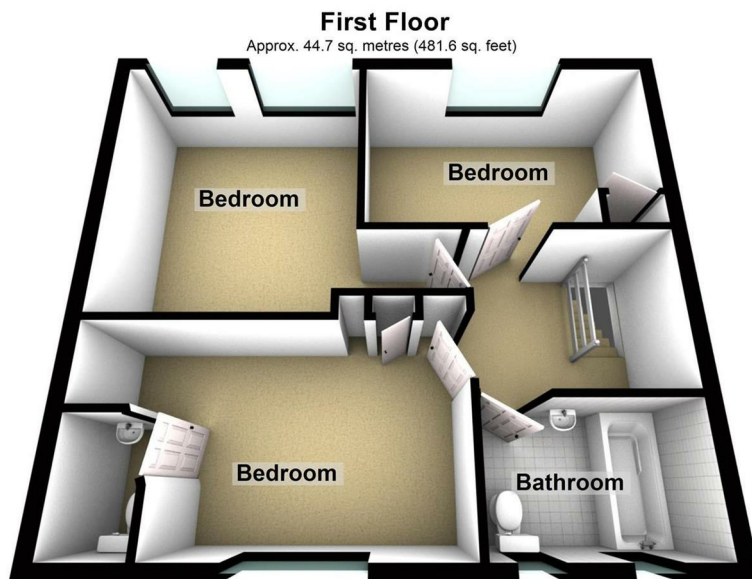
## SUBMIT AN OFFER

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.





Total area: approx. 41.2 sq. metres (443.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.