

Town & Country

Estate & Letting Agents

Newhall Road, Upton

£195,000



Nestled on Newhall Road in the charming suburb of Upton, this three-bedroom semi-detached house presents an exciting opportunity for those seeking a property to modernise and make their own. With a spacious living room that seamlessly flows into the dining area, this home offers a welcoming atmosphere for family gatherings and entertaining guests. The fitted kitchen provides convenient access to a covered side passageway, enhancing the practicality of the space. Situated close to local shops, schools, and amenities, this property benefits from excellent transport links to Chester city centre and the motorway, making it ideal for commuters. This home is perfect for buyers looking for a project to transform a house into their dream home. With its excellent potential and desirable location, this property is not to be missed.

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DESCRIPTION

Situated in a popular residential suburb of Chester, conveniently located close to local shops, schools, the city centre and major motorway networks, this three-bedroom mid-terrace property offers excellent potential for improvement and is ideal for buyers looking to put their own stamp on a home. Benefiting from gas central heating and UPVC double glazing, the accommodation comprises an entrance hall leading to a spacious living room with an open-plan aspect to the dining room, creating a bright and versatile living space. The kitchen is fitted with a range of base and wall units and provides access to a covered side passageway, which in turn leads to a useful brick-built outbuilding with power and lighting. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property features a low-maintenance brick-blocked front garden, while to the rear there is an enclosed garden with a paved patio area, lawn and mature shrub borders. Offering scope for modernization throughout, this is an excellent opportunity to acquire a home in a sought-after and well-established location.



LOCATION

Situated in the popular and well-established suburb of Upton, this property enjoys a convenient location close to a range of local shops, supermarkets, schools and everyday amenities. Chester city centre is easily accessible, offering an extensive selection of retail, leisure and dining facilities, while excellent transport links via the A41, A55 and M53 provide straightforward access to Liverpool, Manchester, North Wales and beyond. The area is particularly popular with families due to its proximity to a number of well-regarded primary and secondary schools.

DIRECTIONS

Start at Town & Country Estate and Lettings Agents, Lower Bridge Street, Chester and head south on Lower Bridge Street towards St Olave Street. Turn right onto Castle Street, then at the roundabout take the 2nd exit onto Nicholas Street (A5268) and continue following A5268. At the next roundabout, take the 1st exit onto Upper Northgate Street (A5116), then continue and turn right, followed by a left onto Liverpool Road (A5116). At the roundabout, take the 2nd exit onto Brook Lane, then turn left onto Newton Lane. Continue onto Plas Newton Lane, and finally turn left onto Newhall Road to reach your destination.

PORCH

Single-glazed timber-framed porch with an internal partially glazed door leading into the entrance hall.

ENTRANCE HALL

7'8" x 5'6"

With stairs rising to the first-floor accommodation, radiator, and doors leading to the living room and kitchen.



LIVING ROOM

12'3" x 12'3"

Featuring a front-facing window with radiator beneath, living-flame gas fire with decorative marble surround, and open access through to the dining room.



DINING ROOM

8'3" x 7'3"

Rear-facing window with radiator beneath and door leading to the kitchen.



KITCHEN

12'3" x 9'1" (maximum)

A T-shaped kitchen with access to under-stairs storage. Fitted with base and wall units, work surfaces, and a stainless steel single-drainer sink with tiled splashback. Ceramic tiled flooring throughout. There is a floor-standing Worcester boiler, space and plumbing for a washing machine, a rear-facing window, and a single-glazed opaque door leading to the side passageway.

SIDE PASSAGEWAY

18'3" x 5'2"

Covered passageway with access to the outbuilding and doors leading to both the front and rear gardens.

LANDING

With side-facing window, loft access, and doors leading to all three bedrooms and the bathroom.



BATHROOM

5'9" x 5'3"

Fitted with a three-piece coloured suite comprising: Panelled bath with electric shower over, Low-level WC, Pedestal wash hand basin. The walls are partially tiled and there is a radiator and opaque rear-facing window.



BEDROOM ONE

12'4" x 10'2"

Rear-facing bedroom with fitted wardrobes, airing cupboard, and radiator.



BEDROOM TWO

9'3" x 8'2"

Front-facing window with radiator beneath.



BEDROOM THREE

9'9" x 6'4" (maximum)

Featuring a built-in cupboard over the stairs, front-facing window, and radiator.

EXTERNALLY

To the front of the property is a brick-blocked garden area with an external light above the front door. A door provides access to the covered side passageway.



OUTBUILDING

10'3" x 4'6"

Benefiting from power and lighting.



REAR GARDEN

Comprising a paved patio area, lawn, and shrub borders, enclosed by hedging and featuring an external light.

SERVICES TO PROPERTY

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

Council tax - B

Tenure -Freehold

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions,

building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

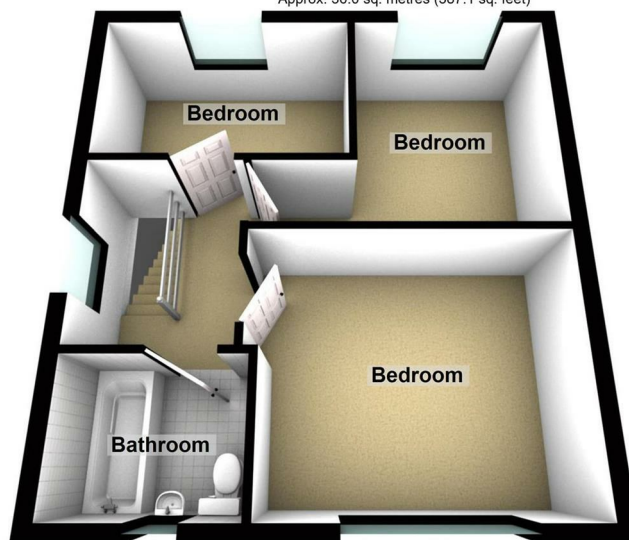
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

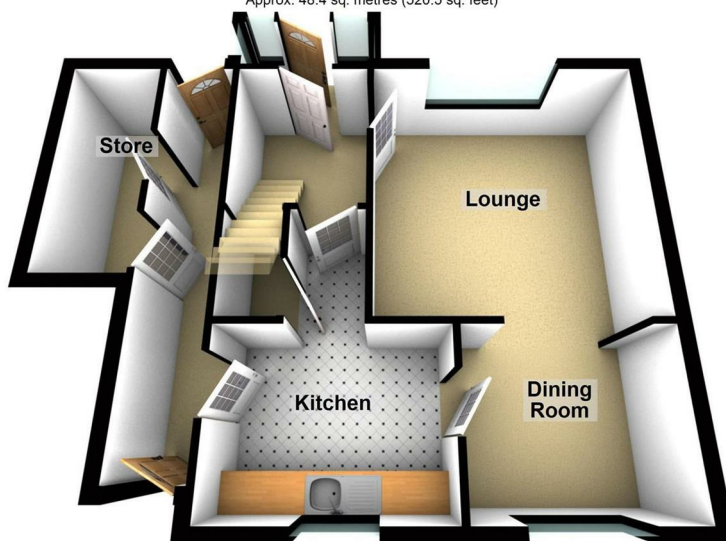
First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 84.3 sq. metres (907.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	76
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.