



For Sale

£285,000



- Mature Semi-Detached Residence
- Sought After Location
- Three Bedrooms
- Two Separate Reception Rooms
- Gardens Front and Rear

- Gas Central Heating
- Double Glazing
- Galley Style Kitchen
- Ample Parking
- NO CHAIN/OPEN TO OFFERS

**Caughall Road
Upton, Chester, CH2 1LP**

Property Description

A most attractive three bedroom semi-detached residence providing a great deal of potential with deceptively spacious living. The accommodation in brief detail comprises of Entrance Hall accessed via recessed porch, generous sized lounge with separate dining room, kitchen, understairs storage cupboard, leading to the first floor, landing with two double bedrooms and one single bedroom, bathroom with separate w.c. The property offers the full benefits of gas fired central heating, double glazing, driveway with ample parking and good sized lawned garden and then to the rear there is an enclosed garden with storage stores.



Location

Caughall Road is a popular and sought after location to live offering convenience and easy access to the historical City of Chester, popular attraction Chester Zoo which is literally a stone's throw away. Also the local area offers excellent schooling for both secondary and primary education with a selection of shops. This would also be an ideal position for the busy commuter as it provides easy access to all the major Towns and Cities including Liverpool, Manchester, North Wales etc.



Entrance Hall

Entrance via recessed porch with timber partly glazed entrance door leading into the reception hallway, fitted shelves to recesses, stairs to the first floor, two double glazed windows to the side elevation, understairs storage cupboard with louvered door, central heating radiator, picture rail.

Lounge : 19.75' x 10.93' (6.02m x 3.33m)

Measured maximum in width and length. Laminated wood effect flooring, stone feature fireplace set on tiled hearth with timber mantle, double glazed window to the rear elevation, central heating radiator, picture rail.

Dining Room: 12.93' x 10.96' (3.94m x 3.34m)

Measured maximum into recess. Double glazed bay window to the front elevation, central heating radiator, picture rail.

Kitchen: 18.54' x 8.10' (5.65m x 2.47m)

Measured maximum into width. Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit, gas cooker point, plumbing for washing machine, part tiled to walls, Hoover boiler, Main Eco Elite boiler, two double glazed windows to the side elevation, central heating radiator, tiling to floor, timber door to store, double glazed window to the rear elevation.

Landing

Access to loft, double glazed window to the side elevation, storage cupboard.

Bedroom 1: 13.39' x 10.96' (4.08m x 3.34m)

Double glazed window to the rear elevation, central heating radiator, picture rail.

Bedroom 2: 12.50' x 10.40' (3.81m x 3.17m)

Measured maximum into recess. Double glazed window to the front elevation, central heating radiator, picture rail.

Bedroom 3: 7.32' x 6.56' (2.23m x 2m)

Double glazed window to the side elevation, central heating radiator, picture rail.

Bathroom

Bathroom suite comprising of panelled bath with fitted Triton T80 shower over, wash hand basin, part tiled to walls, double glazed window to the side elevation.

Separate Wc

Low level top flush w.c, part tiled to walls, double glazed window to the side elevation.

Externally

Double opening wrought iron gates gain access to the driveway providing ample parking with generous sized lawned garden. Located at the side towards the rear of the property there are store sheds with enclosed garden which is mainly flagged.

Thinking of Selling

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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