



For Sale Offers in excess of £460,000



- Detached Family Home
- Sought After Established Location
- Extended to Rear
- Exceptional Standard of Living
- Two Reception Areas

- VIEWING STRONGLY ADVISED
- Gas Fired Central Heating
- Double Glazing
- Fully Fitted Wren Modern Kitchen
- Gardens/Ample Parking

**Daleside  
Upton, CH2 1EP**

# Property Description

Ashton & Grosvenor Independent Estate Agents are delighted to welcome to the market place this mature, extended detached family residence where only an internal inspection can appreciate the standard of accommodation throughout which is truly exceptional. The property offers the full benefits of gas fired central heating, double glazing, Wren modern fitted kitchen with an extensive range of units, family room with feature log burner, separate sitting room, fitted four-piece bathroom suite to the first floor with three generous sized bedrooms with fitted wardrobes to two bedrooms, and externally there is ample parking with well-tended gardens.

## Location

Daleside is a sought after and well established location to live with the area offering excellent schooling for all ages and of course being within easy reach of the famous Chester Zoo. The area offers a good selection of shops, public houses etc and the historical City of Chester is very accessible with public transport.





### **Entrance Porch**

Composite entrance door, three double glazed windows to the side elevations, concealed lighting, timber flooring, part glazed timber door leading into the reception hall.

### **Entrance Hall**

Timber flooring, central heating radiator, stairs to the first floor, double glazed window to the side elevation, picture rail, built in cloaks cupboard with fitted shelf.

### **Cloakroom**

Low level w.c with top flush, wash hand basin with tiled splashback and lever tap, central heating radiator, double glazed window to the side elevation.

### **Sitting Room:** 13.45' x 13.42' (4.10m x 4.09m)

Measured into bay window. Feature stone effect fireplace incorporating fitted gas fire with marble effect hearth and inset, picture rail, central heating radiator, double glazed bay window to the front elevation.

### **Kitchen/family Room:** 20.54' x 20.31' (6.26m x 6.19m)

Measured maximum into width and length. Fitted Wrens kitchen comprising of an extensive range of gloss finished eye level and base fitted units with complimentary worktops incorporating sink unit with swan style mixer tap, built in oven, microwave and hob with extractor fan above, integrated dishwasher, washing machine and fridge freezer, concealed lighting, two large double glazed velux windows, upvc door to the side entrance, double glazed windows to the side and rear elevations. The family room area is a comfortable and spacious entertaining area with multi fuel burner set on tiled hearth, two vertical central heating radiators, picture rail, french double glazed doors with double glazed windows above leading out to the rear garden.

### **Landing**

Double glazed window to the side elevation, access to loft with ladder attachment which is very spacious and subject to planning consent would make an ideal loft conversion.

### **Bedroom 1:** 13.88' x 10.17' (4.23m x 3.10m)

Measured into bay window. Double glazed bay window to the front elevation, central heating radiator, fitted wardrobes extending to one wall.

### **Bedroom 2:** 12.76' x 12.66' (3.89m x 3.86m)

Measured into recess. Double glazed window to the rear elevation, central heating radiator, picture rail, fitted wardrobes with dressing table and set of drawers.

### **Bedroom 3:** 8.01' x 7.48' (2.44m x 2.28m)

Double glazed window to the front elevation, central heating radiator.

### **Bathroom:** 8.33' x 7.32' (2.54m x 2.23m)

Four-piece modern bathroom suite comprising of panelled bath with mixer tap, vanity wash hand basin with lever tap, low level w.c with top flush, fully tiled separate shower cubicle incorporating fitted shower, towel rail, shaver point, extractor fan, double glazed window to the rear elevation, cushioned floor covering, cupboard housing Greenstar CDI Worcester central heating boiler.

### **Externally**

To the front of the property there is a lawned area with decorative borders screened by wrought iron fencing. A polished concrete driveway provides ample parking with access to garage and additional storage at the side of the garage. There are two wrought iron gates positioned either side of the property with pathways gaining access to the rear garden. The rear garden comprises of polished concrete patio area with pathway and dividing brick wall with steps leading to the lawned garden with decorative gravel borders fully enclosed by timber fencing.

### **Garage:** 15.19' x 7.45' (4.63m x 2.27m)

Light and power, up and over door, pitched roof.

### **Store Room/utility:** 7.61' x 5.22' (2.32m x 1.59m)

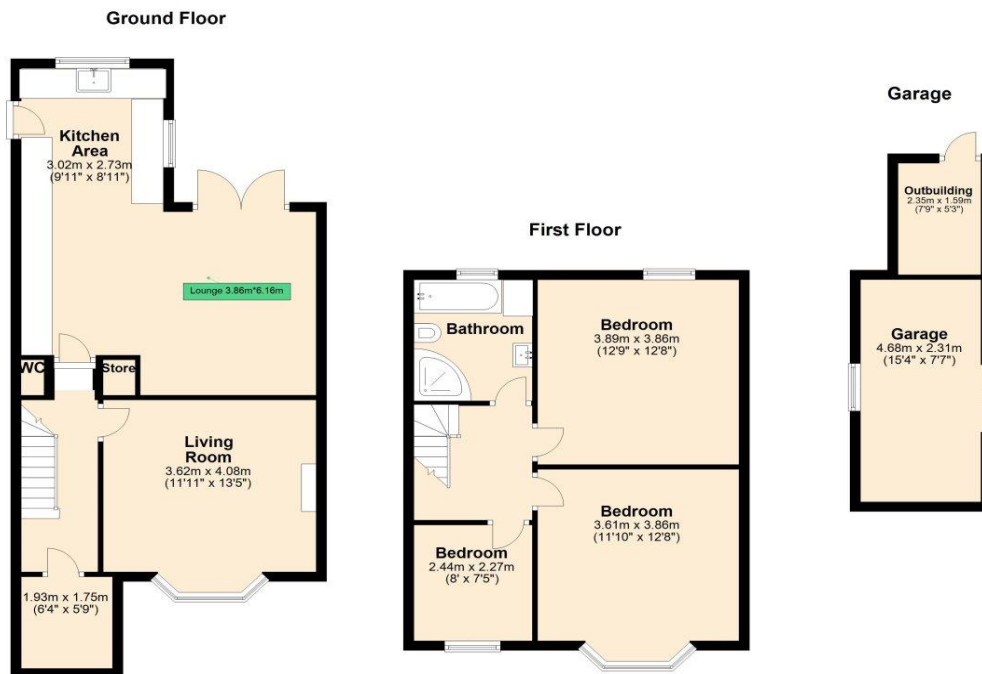
Light and power, window to the side elevation, fitted worktop, space for dryer and washing machine.

### **Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### **Thinking of Selling**

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115.



Total area: approx. 116.1 sq. metres (1250.0 sq. feet)  
**56 Daleside, Chester**

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

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

Ashton & Grosvenor give notice to anyone reading these particulars that:  
 (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole