



## Heath Road

Upton,  
Chester, Cheshire CH2 1HX

No Onward Chain  
£549,950

\* APPROX 2000 SQ FT/190 SQ M \* NEW BUILD \* ARCHITECT DESIGNED HOUSE. An attractive four bedroom detached house located along Heath Road in the popular Chester suburb of Upton. The property was built in 2018 to a high standard featuring a high gloss fronted range of kitchen units with oak worktops and beautiful oak wood strip flooring by Ted Todd. The accommodation briefly comprises: reception hallway, cloakroom/WC, living room, study, impressive family room/dining area which is open-plan to the kitchen, large utility room, landing, principal bedroom with en-suite shower room, bedroom two with en-suite shower room, two further good sized bedrooms and family bathroom. The property benefits from gas fired central heating with an efficient condensing boiler and has UPVC double glazed windows. Externally there is a gravelled driveway at the front with brick edging and borders. To the rear there is a lawned garden and flagged patio enclosed by wooden fencing. \*\* Energy Performance Rating: B 86 \*\*

## LOCATION

The property is conveniently situated close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is also a parade of shops on Weston Grove to include a Tesco Express, fish and chip shop, a One Stop Everyday Store, butchers, bank and chinese takeaway. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

The detailed accommodation comprises:

## RECEPTION HALL

(A long reception hallway measuring 32' in length). Composite double glazed entrance door with letterbox and security peephole, two UPVC double glazed windows, ceiling light point, recessed LED ceiling spotlights, burglar alarm control pad, mains connected smoke alarm, double radiator with thermostat, beautiful oak wood strip flooring and turned spindled staircase to the first floor with built-in storage cupboard. Double opening glazed doors to the Living Room and doors to the Study/Playroom, open-plan Kitchen/Dining and Family Room, Utility Room and Cloakroom/WC.



## CLOAKROOM/WC

2.16m x 1.98m (7'1" x 6'6")

Comprising: low level dual-flush WC and cupboard with oak worktop and wash hand basin with mixer tap. Contemporary wall tiling, four recessed LED ceiling spotlights, double radiator with thermostat, UPVC double glazed window with obscured glass and beautiful oak wood strip flooring.



## LIVING ROOM

6.10m x 3.51m (20' x 11'6")

UPVC double glazed window overlooking the front and UPVC double glazed window to side, two ceiling light points, two double radiators with thermostats, TV and satellite aerial connections.



### STUDY/PLAYROOM

3.84m x 2.16m (12'7" x 7'1")

UPVC double glazed window overlooking the front, ceiling light point and double radiator with thermostat.



### DINING/FAMILY ROOM

7.26m x 3.99m (23'10" x 13'1")

UPVC double glazed French doors to the rear garden, UPVC double glazed window to side, recessed LED ceiling spotlights, two double radiators with thermostats, beautiful oak wood strip flooring, provision for wall mounted flat screen television and digital thermostatic heating controls for the underfloor heating in the kitchen. Wide opening to Kitchen.



### KITCHEN AREA

4.09m x 3.28m (13'5" x 10'9")

Fitted with a comprehensive range of high gloss fronted base and wall level units incorporating drawers, cupboards and wine rack with oak worktops and matching up-stands. Inset one and half bowl Franke stainless steel sink unit and drainer with mixer tap. Fitted five-ring Baumatic gas hob with stainless steel splash-back, Neff chimney style extractor above and two Bosch electric fan assisted oven and grill. Integrated Bosch dishwasher, space for American style fridge freezer, under-cupboard spot lighting, feature vaulted ceiling with two double glazed Velux roof lights and recessed LED ceiling spotlights, beautiful oak wood strip flooring with under floor heating, mains connected heat alarm and two UPVC double glazed windows with pelmets and two down lights.



#### LANDING

4.39m x 2.01m plus stair well (14'5" x 6'7" plus stair well)

Spacious landing with a large UPVC double glazed obscured glass window on the half landing, spindled balustrade with oak handrail, two ceiling light points, single radiator, mains connected smoke alarm, built-in storage cupboard with burglar alarm control pad and access to loft space,. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.



#### EN-SUITE SHOWER ROOM

2.84m maximum x 1.98m (9'4" maximum x 6'6")

Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with thermostatically controlled shower, glazed shower screen and sliding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, double radiator with thermostat, recessed LED ceiling spotlights, extractor, tiled floor and UPVC double glazed window with obscured glass.



#### PRINCIPAL BEDROOM

3.99m x 3.86m (13'1" x 12'8")

UPVC double glazed window overlooking the rear, double radiator with thermostat and ceiling light point. Door to En-Suite Shower Room.



#### BEDROOM TWO

4.01m x 3.30m (13'2" x 10'10")

UPVC double glazed window to rear, ceiling light point, double radiator with thermostat and television aerial point. Door to En-Suite Shower Room.



#### EN-SUITE SHOWER ROOM

2.16m x 1.98m (7'1" x 6'6")

Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with thermostatically controlled shower, glazed shower screens and sliding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, recessed LED ceiling spotlights, extractor, double radiator with thermostat and tiled floor and UPVC double glazed window with obscured glass.



#### BEDROOM THREE

3.89m x 3.86m (12'9" x 12'8")

UPVC double glazed window overlooking Heath Road, ceiling light point, telephone point, TV aerial point and double radiator with thermostat.



#### BEDROOM FOUR

3.86m x 3.28m (12'8" x 10'9")

UPVC double glazed window overlooking Heath Road, ceiling light point, double radiator with thermostat and TV aerial point.



#### FAMILY BATHROOM

2.82m x 2.08m (9'3" x 6'10")

Well appointed suite in white with chrome style fittings comprising: double ended panelled bath with central mixer tap; tiled shower enclosure with thermostatically controlled shower, glazed shower screens and sliding glazed door; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, tiled floor, double radiator with thermostat, recessed LED ceiling spotlights, extractor and UPVC double glazed window with obscured glass.



## OUTSIDE

To the front of the property there is a block paved 'rumble strip' and gravelled driveway with brick edging enclosed by wooden fencing and a low brick wall. Gated pathways at each side provide access to the rear garden. Outside lighting to front, side and rear. External double power point. External gas and electricity meter cupboards to side.

To the rear there is a flagged patio and garden with two mature trees being enclosed by wooden fencing. External double power point.

## REAR ELEVATION



## REAR GARDEN



## AGENT'S NOTES

\* Please note all dimensions and floor plans are approximate and should be used for guidance only.

\* Tenure - understood to be Freehold.

\* Services - we are advised that mains gas,

electric, water and drainage are connected.

\* The property is protected by a burglar alarm.

\* Architects certificate.

## DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. At the roundabout turn right into Heath Road and the property will then be found on the right hand side.

## ALTERNATIVE DIRECTIONS

From the Agent's Chester Office proceed to the bottom of Grosvenor Street and at the roundabout turn right onto Nicholas Street. Continue through the traffic lights onto St. Martin's Way and at the fountain's roundabout take the first exit onto the A540 Parkgate Road. At the George and Dragon Public House bear right and then immediately left onto Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight ahead again and at the central reservation turn right in to Mill Lane. Continue under the bridge and across the mini roundabout into Heath Road. The property will then be found on the right hand side.

## VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

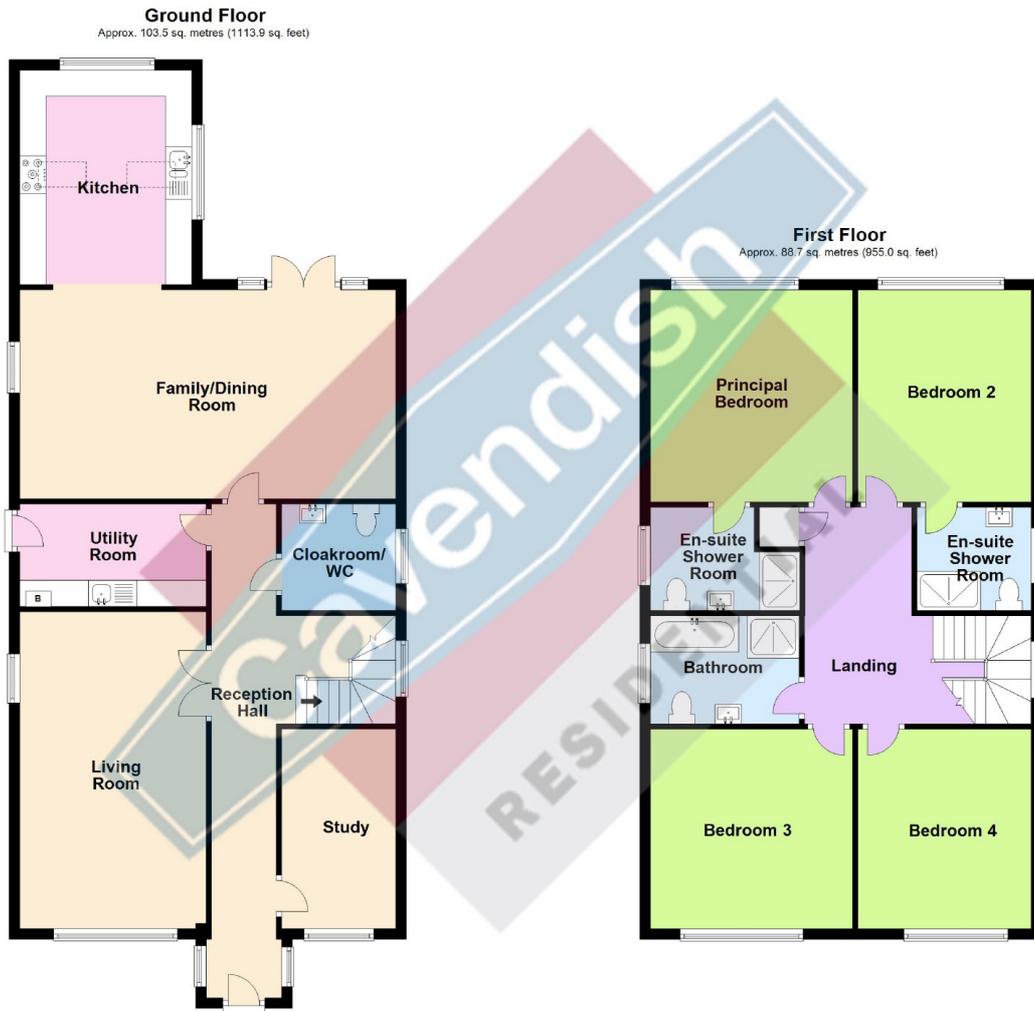
## PRIORITY INVESTOR CLUB

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LOCAL PROPERTY EXPERTS



PS/CC



Total area: approx. 192.2 sq. metres (2068.9 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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