



HORROCKS ROAD, UPTON

£350,000

- NO ONWARD CHAIN
- SPACIOUS OPEN-PLAN LIVING/DINING ROOM
- TURNKEY PROPERTY
- WELL CONNECTED LOCATION
- PRIVATE REAR GARDEN
- SOLAR PANELS FOR IMPROVED ENERGY EFFICIENCY

DWELL

HORROCKS ROAD, UPTON

3
BED

1
BATH

2
RECEPTION

Situated within a popular and well-established residential area of Upton, this attractive three-bedroom semi-detached home offers generous living accommodation, a private rear garden and excellent access to Chester city centre, motorway networks and rail connections.

Beautifully presented throughout, the property is ideal for families, professionals or buyers seeking a well-connected home close to excellent schools and local amenities.

Upon entering, the welcoming hallway provides access to a convenient downstairs WC and useful storage. The impressive open-plan living and dining room is a standout feature of the home, offering a bright and versatile space with attractive wooden flooring, feature fireplace and stairs rising to the first floor. French doors open directly onto the rear garden, creating an excellent flow for entertaining and family living.

The fitted kitchen is thoughtfully designed to remain separate from the dining area whilst still maintaining an open feel through a half-height dividing wall, allowing easy interaction with family and guests while preparing meals. The kitchen itself is well appointed with an excellent range of wall and base units, generous worktop space and

integrated cooking appliances. A particularly useful utility room offers additional storage and laundry space.

To the first floor, the landing leads to three bedrooms and the family bathroom, along with a large built-in storage cupboard with fitted shelving, ideal for linen and household storage. The principal bedroom is a spacious double room benefitting from fitted wardrobes, while the second bedroom also offers built-in hanging and storage space. The third bedroom would make an ideal child's bedroom, guest room or home office. The family bathroom is generously sized and fitted with both a separate shower enclosure and panelled bath.

Further storage is available via loft access with a fold-down ladder leading to a partially boarded loft area with shelving.

Externally, the property benefits from a block-paved driveway to the front, with space for two vehicles when appropriately arranged. To the rear is an enclosed garden with patio seating areas and lawn sections, offering a private and low-maintenance outdoor space perfect for relaxing or entertaining. The garden also benefits from an external wall light and an electrical connection

supplied via a buried cable from the house, providing excellent potential for a future workshop, summer house or garden office.

The property also includes a small pilot solar panel installation.





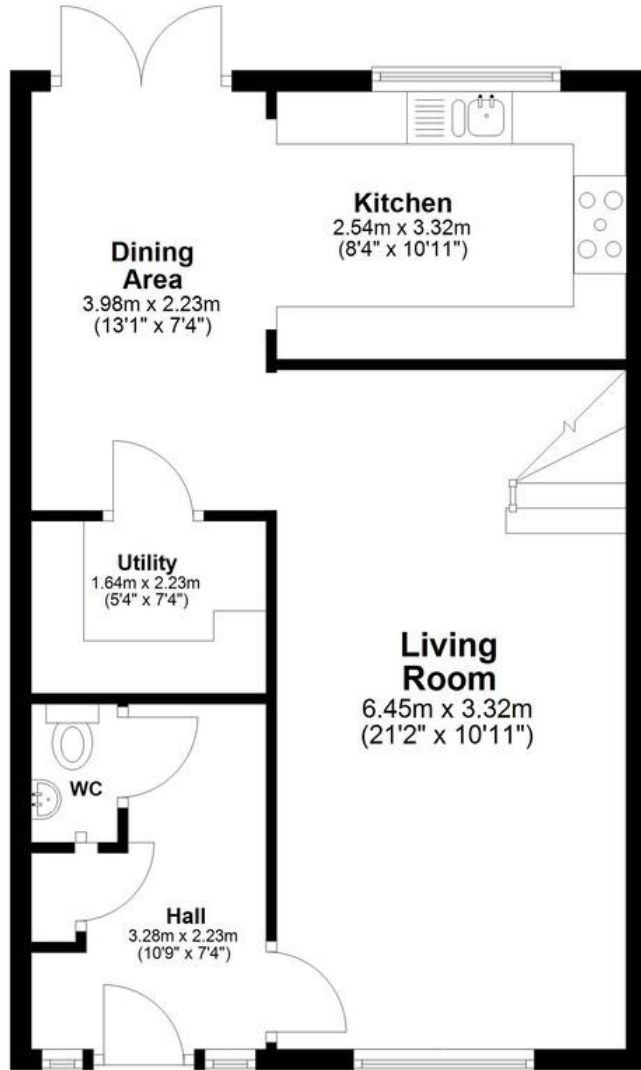
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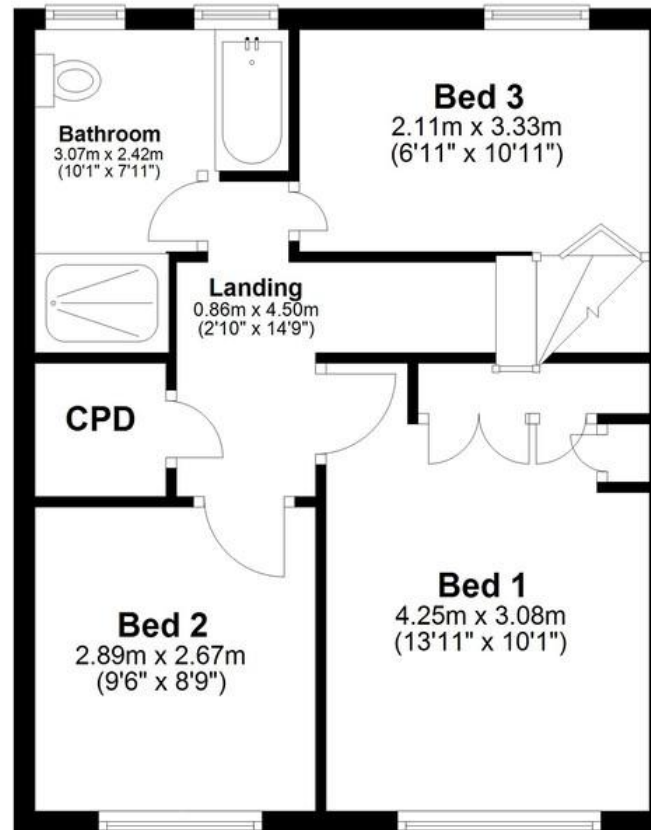


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 1,022 sq ft / 95 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band C

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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