



THE ACORNS, UPTON

£250,000

- MODERN THREE-STOREY TOWNHOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING/DINING ROOM
- INTEGRAL GARAGE WITH UTILITY/STORAGE SPACE
- DRIVEWAY PARKING
- POPULAR AND CONVENIENT UPTON

DWELL

THE ACORNS, UPTON

2 2 1
BED BATH RECEPTION

Occupying a pleasant position within the popular Acorns development in Upton, this attractive three-storey townhouse offers spacious and well-maintained accommodation, combining modern convenience with excellent connectivity. Benefiting from two double bedrooms, two bathrooms, a generous living room, private outdoor space, an integral garage and driveway parking.

The property is thoughtfully arranged over three floors. The ground floor comprises an integral garage with useful utility/storage space and direct access to the property. On the first floor, the accommodation opens into a bright and spacious living and dining room, providing an excellent space for both relaxing and entertaining. A contemporary recently fitted kitchen offers a range of modern units and integrated cooking appliances, while a convenient cloakroom/WC completes the floor.

The second floor hosts two well-proportioned bedrooms, including a generous principal bedroom benefiting from fitted wardrobes, an en-suite shower room and French doors opening onto a Juliet balcony. A second double bedroom is served by a separate family bathroom.

Externally, the property enjoys driveway parking in

front of the garage and a private enclosed patio garden, providing a low-maintenance outdoor space perfect for al fresco dining and summer evenings.

Further benefits include gas central heating, double glazing throughout and a highly convenient location within easy reach of Chester city centre.

Upton is one of Chester's most sought-after residential areas, renowned for its excellent amenities, highly regarded schools and superb transport connections. The property is conveniently positioned close to a range of local shops, supermarkets, cafés and leisure facilities, while Chester city centre is just a short drive away, offering an extensive selection of restaurants, bars, retail outlets and cultural attractions.





DWELL
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DWELL

COUNCIL TAX

Band C

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

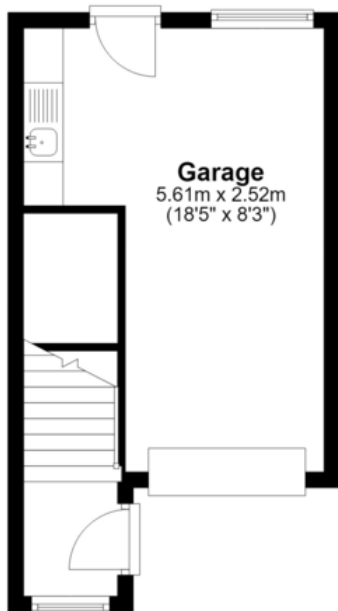
Freehold

SERVICE CHARGE (PA)

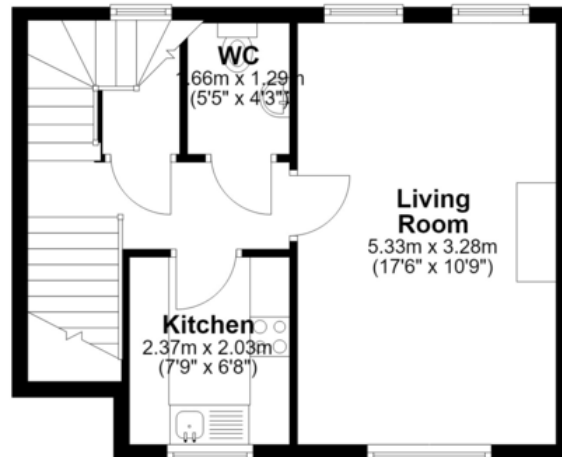
GROUND RENT (PA)

EPC

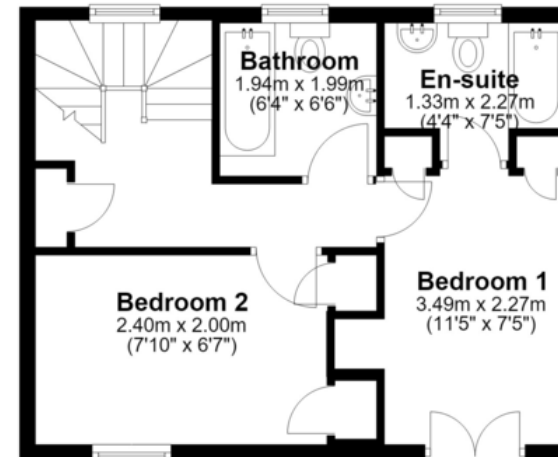
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA /

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

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

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