



## GREENFIELDS, UPTON, CHESTER

**£140,000**

- TOP FLOOR FLAT WITH BALCONY
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- PRIVATE GARDEN

# 49A GREENFIELDS, CHESTER, CH2 1LL



Presenting a great opportunity to own an immaculate two-bedroom, top floor flat, ready to move into, with no onward chain - this recently renovated property is currently offered for sale situated in the quiet suburb of Upton. The property is a short drive from Chester's city centre and also benefits from having easy access to major roadways such as the M53 and M56. Close to Chester Zoo and local schools.

The property has its own driveway, with access into the property via a shared stairway between one other property. Upon entering you are flooded with lots of natural light from the large windows and neutrally decorated interior. This property features 2 large double bedrooms, a generously appointed living room which leads onto a balcony overlooking the garden. A recently fitted kitchen with gas hob, integrated oven and cooker hood, and gas combi boiler with space for a freestanding fridge/freezer. There is a separate toilet, and bathroom with shower off the hallway.

Upton lies just a couple of miles to the northwest of Chester City Centre and provides an excellent range of local amenities including shops for everyday needs, schools for all ages, doctors surgery, library, park and

playing fields. There are excellent public transport links in to the city centre itself and access to the M53 & A55 is nearby. The Bache railway station links directly with Chester and Liverpool.

Don't miss out on this unique opportunity to acquire a property that provides a blank canvas for you to create your dream home. Available now with no onward chain.

Service Charge (PA) £1,006.20

Ground Rent (PA) £9.96



# 49A GREENFIELDS, CHESTER, CH2 1LL



## **Council Tax:**

Band A

## **Local Authority:**

Cheshire West and Chester Council

## Ground Floor

Approx. 64.8 sq. metres



Total area: approx. 64.8 sq. metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements