

CHANGING HOME



1 Sandy Lane | Boughton | Chester | CH3 5UL

£175,000

A delightful one bedroom end terrace cottage superbly located with an elevated position close to The River Dee and within walking distance of the City Centre.

Porch, living room, kitchen/breakfast, double bedroom and bathroom. Rear courtyard garden.

Ideal for a owner/occupier or investor. NO ONWARD CHAIN.

Property Description

LOCATION

The property has a brilliant location close to the River Dee and within a short walk of Chester City Centre. There are shops, cafes and pubs within a short walk.

PORCH

Accessed via a timber front door.

LIVING ROOM

12' 8" x 10' 2" (3.86m x 3.1m) approx. With a log burning stove, picture rail and secondary glazed window.

KITCHEN/BREAKFAST ROOM

11' 8" x 8' 9" (3.56m x 2.67m) With a range of fitted floor and wall units. Space for a gas cooker with extractor over and washing machine. Stainless steel sink unit. Partly tiled walls, radiator, wood effect laminate floor and UPVC double glazed window. UPVC double glazed door to the rear courtyard.

BEDROOM

14' 4" x 8' 10" (4.37m x 2.69m) With built in wardrobe and radiator. Feature cast iron fireplace. Radiator, secondary glazed window and loft access.

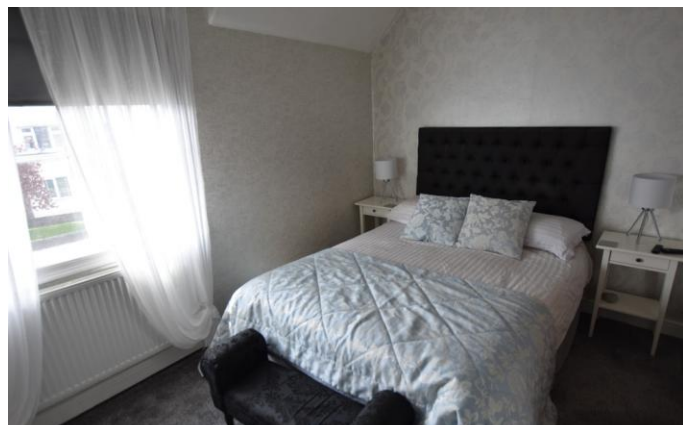
BATHROOM

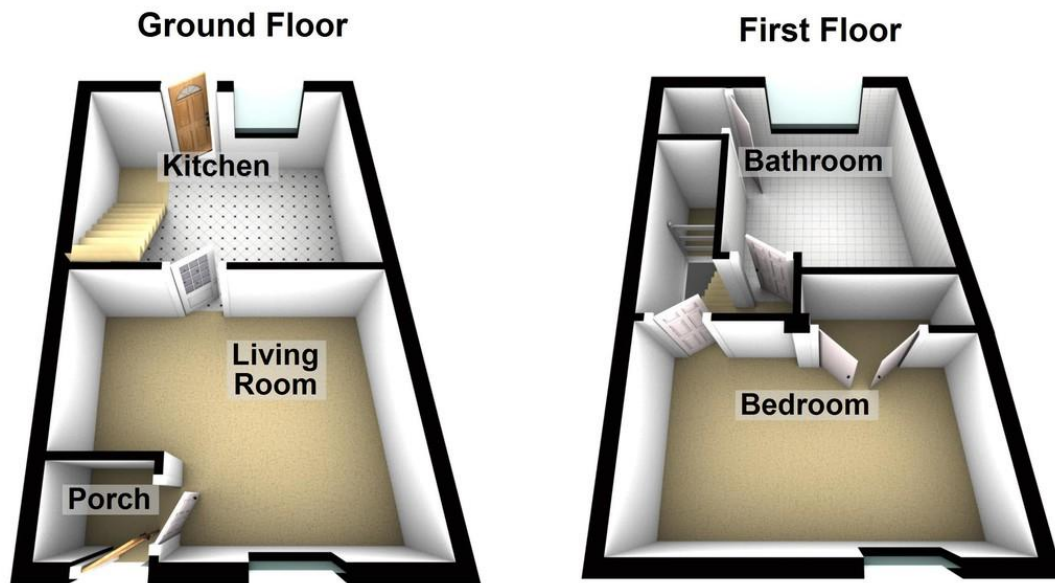
7' 1" x 8' 9" (2.16m x 2.67m) approx. A very spacious bathroom with a superb white suite of a WC, wash hand basin on a vanity unit and large walk in shower. Recessed spotlights, built in cupboard and UPVC double glazed window. Wood effect laminate floor. Further cupboard housing Worcester combi boiler.

OUTSIDE

To the front steps lead to a small garden. At the rear is a walled courtyard garden which is brick paved and has a brick shed.







for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements