

# HUMPHREYS

ESTATE & LETTING AGENTS



14 CHERRY GARDENS, BOUGHTON,  
CHESTER, CH3 5ES

£300,000

3 BEDS | 2 BATHS | 1 LIVING

SALES

e: [chestersales@humphreysofchester.co.uk](mailto:chestersales@humphreysofchester.co.uk)

t: 01244 401100

[WWW.HUMPHREYSOFCHESTER.CO.UK](http://WWW.HUMPHREYSOFCHESTER.CO.UK)





A spacious three bedroomed modern townhouse within an attractive courtyard setting within Boughton, a most popular location featuring stylish appointment and presentation throughout, with private garden to rear and the added benefit of two allocated parking spaces. Cherry Gardens is an aesthetically striking development of bay fronted, three storey townhouses, conveniently located enjoying excellent access to a wide range of amenities and transport links.

Entry into the home is through its leadlight UPVC double glazed door into the Hall, itself a welcome space with a contemporary laminate flooring which extends through into the rear reception space. The Kitchen is positioned to the front of the home and offers floor space into the bay window that provides a perfect space for a breakfast table. There is a range of fitted wall, base and drawer units, work surfacing with inset sink and drainer, and there are some integrated appliances and space/plumbing for washing machine. There is a downstairs cloaks/WC with an open under stair area handy for storage and completing the accommodation on the ground floor is the spacious open plan Living / Dining Room. A light and airy feel is felt within this space, aided by a part vaulted ceiling with skylight windows and there are UPVC French doors which provide access to the rear garden.

There is a spindled balustrade to the first floor landing, and from here is access into the second and third bedrooms, as well





as the Family Bathroom which is kitted out with a three-piece white suite with a thermostatic shower unit over bath. The second bedroom is notable in size occupying the full width of the property and features a fitted double wardrobe.

The top floor of the property is essentially a Principal suite, offering a true sense of independence from the rest of the home. The layout features a good-sized Bedroom with sky light windows to and an opening into the Dressing Area which features a fitted wardrobe and freestanding dressing table. Completing the accommodation is an En-Suite Shower Room with a three-piece suite.

Externally, the property features a private garden which is low maintenance in nature, with a paved patio with lawn and pathway which leads to the foot of the garden where there is a good-sized timber shed. There is also gate access to the rear of the garden into an communal alley which leads to the side of the development where the property's two allocated parking spaces are located within the parking area, this being only a stone's throw away from the entrance door into the home.

## LOCATION

Cherry Gardens is an attractive modern development of homes within the highly sought after area of Boughton. Easy accessibility is enjoyed to the outer ring road and M53/M56 motorway networks as well as the A55 southerly by pass, and Chester Railway station is also within walking distance. The property is well situated for Waitrose and Aldi supermarkets, as well a further range of amenities along Christleton Road. Further to this, pleasant walks can be enjoyed along the Shropshire Union Canal into and out of Chester.

## DIRECTIONS

From Chester proceed out of the city along Boughton taking the left hand lane at the gyratory system and continuing along the Tarvin Road. Proceed for a further short distance, and just before The Bridge Inn public house on your left hand side, take the right hand turning onto Filkins Lane. Proceed on and take the first available turning on the right onto Dale Street, and after a short distance Cherry Gardens will be observed on the right hand side.

## ACCOMMODATION

with approximate room sizes, briefly comprises:-

### HALL

15' x 3' 10" min (4.57m x 1.17m min)

### KITCHEN

9' 8" into bay x 9' 2" (2.95m into bay x 2.79m)

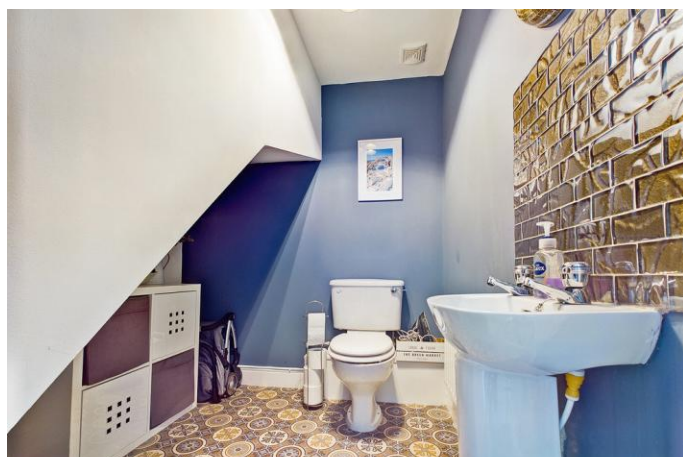
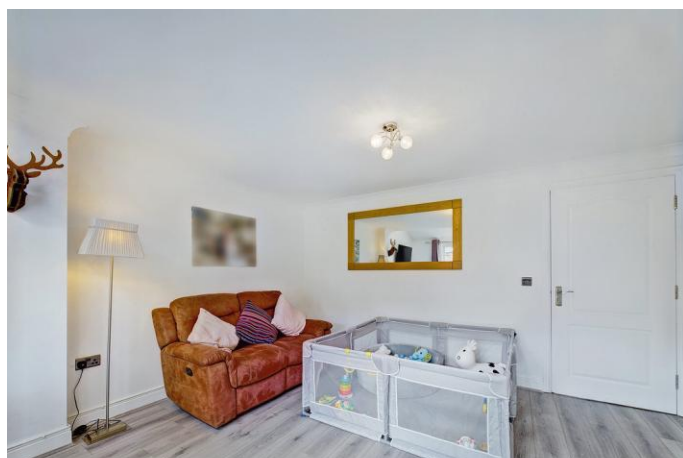
### WC

6' 5" max x 6' max (1.96m max x 1.83m max)

### DINING / LIVING AREA

17' 9" x 13' 4" (5.41m x 4.06m)

### LANDING





**BEDROOM TWO**

13' 4" x 8' 8" max (4.06m x 2.64m max)

**BEDROOM THREE**

9' 9" x 6' 9" + door entry (2.97m x 2.06m) + door entry

**BATHROOM**

6' 2" x 6' 1" (1.88m x 1.85m)

**LANDING****BEDROOM ONE**

13' 3" x 11' 9" (4.04m x 3.58m)

**DRESSING AREA**

13' 6" x 6' 2" (4.11m x 1.88m)

**EN-SUITE SHOWER ROOM**

9' 10" x 6' 3" (3m x 1.91m)

**EPC RATING**

C

**TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

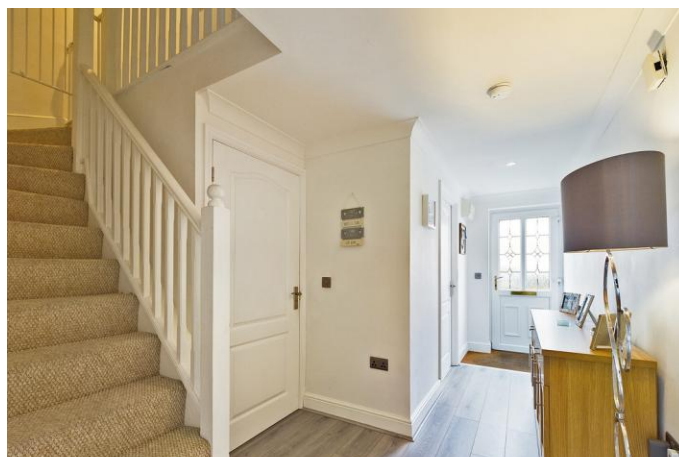
**COUNCIL TAX**

Cheshire West and Chester Council - Band D

**VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.















Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1076.17 ft<sup>2</sup>

99.98 m<sup>2</sup>

Reduced headroom

60.62 ft<sup>2</sup>

5.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



---

H U M P H R E Y S

ESTATE & LETTING AGENTS

[WWW.HUMPHREYSOFCHESTER.CO.UK](http://WWW.HUMPHREYSOFCHESTER.CO.UK)

---