

# CHANGING HOME



**Heath Close | Great Boughton | Chester | CH3 5RZ**

**£220,000**

A traditional three bedroom semi detached home within a small cul-de-sac in hugely popular Boughton. The property requires a scheme of refurbishment but has great potential. Hall, living room, dining room, kitchen. 3 bedrooms and bathroom. Parking and gardens front and rear. UPVC double glazed. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set with a small cul-de-sac in a very popular part of Boughton with catchment area for highly rated schools. There are many shops and public houses close by. Access to the main road network is simple. Chester City Centre is a short drive away.

### HALL

Accessed via a UPVC double glazed door.

### LIVING ROOM

15' 7" x 11' 6" (4.75m x 3.51m) max. With UPVC double glazed window, gas fire and picture rail.

### DINING ROOM

8' 0" x 7' 11" (2.44m x 2.41m) With UPVC double glazed window and wall mounted gas heater.

### KITCHEN

7' 11" x 7' 11" (2.41m x 2.41m) With wall and floor units. Stainless steel sink unit. Under stairs cupboard, wall mounted boiler and UPVC double glazed window. UPVC double glazed door to the side.

### LANDING

With wall mounted gas heater and frosted UPVC double glazed window.

### BEDROOM 1

13' 10" x 10' 0" (4.22m x 3.05m) With UPVC double glazed window.



## BEDROOM 2

10' 0" x 10' 0" (3.05m x 3.05m) With UPVC double glazed window.

## BEDROOM 3

8' 0" x 5' 11" (2.44m x 1.8m) With UPVC double glazed window.

## BATHROOM

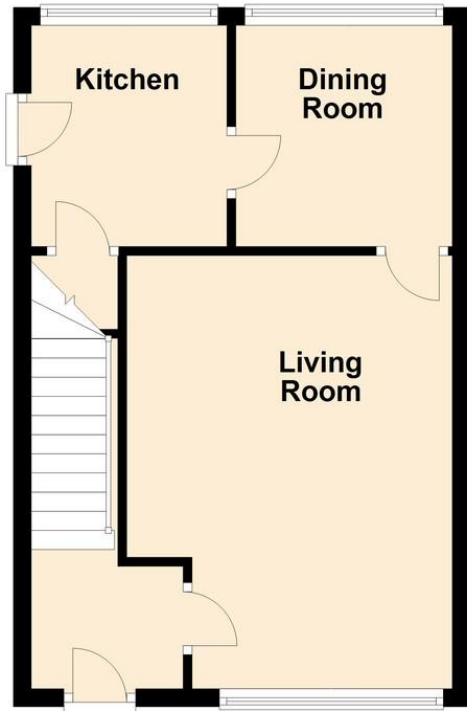
7' 4" x 5' 11" (2.24m x 1.8m) With a white suite of a WC, wash hand basin and shower cubicle. Partly tiled walls, frosted UPVC double glazed window and airing cupboard. Partly tiled walls.

## OUTSIDE

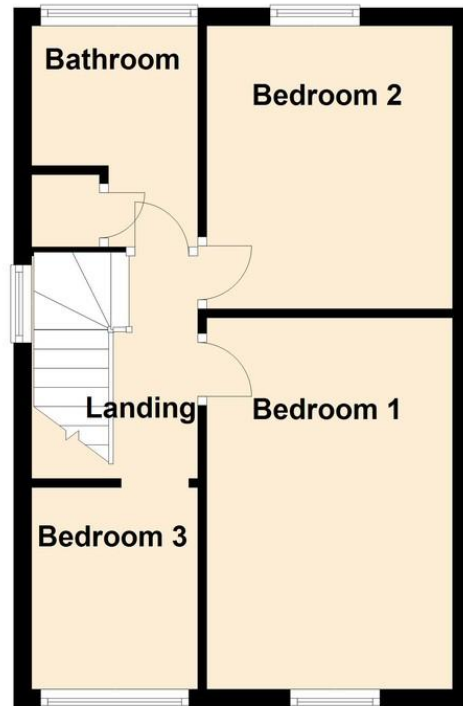
To the front is a lawn and a drive to provide ample parking. The rear garden is a lawn and well stocked borders.



## Ground Floor



## First Floor



for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

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## 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

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