

CHANGING HOME



Dale Street | Boughton | Chester | CH3 5EQ

£215,000

A traditional two bedroom terraced home in the heart of popular Boughton. Well appointed & recently decorated throughout with a useful loft room and attractive rear courtyard garden. On street parking, UPVC double glazed and gas central heating. ideal for first time buyer or investor. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set in the heart of very popular Boughton. Local shops and public houses are a short walk away. Cherry Grove Primary School is also within a short walk. Chester City centre is within walking distance and is well served by public transport. Access to the main A55 is simple.

PORCH

Accessed via a composite front door and with laminate floor.

LOUNGE/DINER

12' 6" max x 24' 4" (3.81m x 7.42m) with laminate floor, gas fire 2 radiators. UPVC double glazed window to the front and UPVC double glazed French doors onto the rear courtyard.

KITCHEN

10' 1" x 7' 6" (3.07m x 2.29m) With fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with stainless steel extractor over and oven below. integrated fridge/freezer and space for a washing machine. partly tiled walls, spotlights and UPVC double glazed window.

BEDROOM 1

10' 11" x 9' 7" (3.33m x 2.92m) Built in cupboard, radiator and UPVC double glazed window.

BEDROOM 2

10' 6" x 9' 5" (3.2m x 2.87m) With radiator and UPVC double glazed window. Under stairs store area.



BATHROOM

10' 1" x 7' 10" (3.07m x 2.39m) With a white suite of a WC, wash hand basin and paneled bath. Separate tiled shower cubicle. Radiator, heated towel rail, frosted UPVC double glazed window. Partly tiled walls and spotlights.

LOFT ROOM

12' 4" x 12' 5" (3.76m x 3.78m) restricted headroom. A very useful room which is accessed via a space saving timber steps. With Velux roof light and eaves storage.

OUTSIDE

To the rear is an attractive walled southfacing garden which is paved and has a gate to the rear.





Tenure

Freehold

Council Tax Band

B

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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