

**2 Kings Crescent West,
Great Boughton**
OFFERS OVER
£375,000

CURRANS
homes



Situated on a corner plot in a popular location this attractive 1930's detached family home really does have a lot to offer.

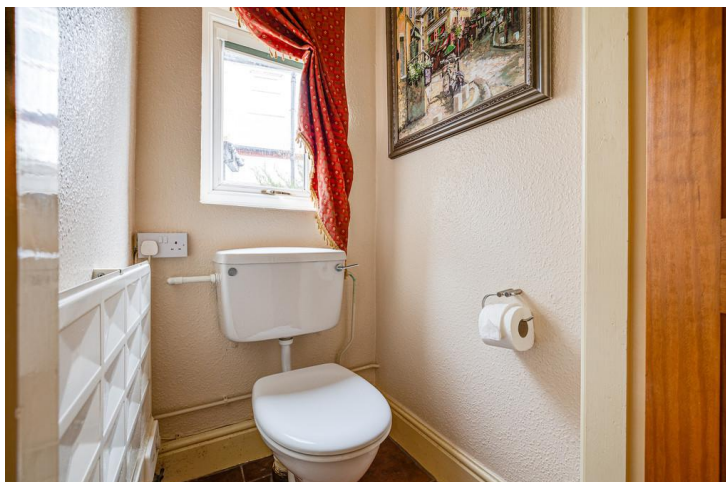
The property benefits from off road parking leading to an attached single garage with low maintenance gardens to the front and rear with a further laurel hedged southerly facing side garden.

The accommodation which is well proportioned comprises briefly; entrance hall via an UPVC double glazed entrance door, spacious living room which is full of natural light with two large south and westerly facing views, over 20ft long dining kitchen with a dual aspect with butchers' block work surfaces and a breakfast bar, utility room with downstairs cloaks/w/c off.

To the first floor there are three good sized bedrooms with both bedroom one & two being larger than average together with the main family bathroom with a five-piece suite.

Gas fired central heating and UPVC double glazed windows and doors.





FINER POINTS

- * Imposing 1930's detached home on a corner plot
- * Double fronted with garage and driveway
- * Short walk from a great range of shops, the River dee & primary & secondary schooling
- * Hedged southerly facing side garden
- * Gas fired central heating & UPVC double glazed windows
- * Integral over 21ft long single garage
- * Good sized dining kitchen with a dual aspect
- * Large lounge flooded with natural light

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Council Tax: Band E

Viewings: By appointment only



Ground Floor
Approx. 76.0 sq. metres (818.1 sq. feet)



First Floor
Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 131.8 sq. metres (1419.1 sq. feet)

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