

# CHANGING HOME



**Lord Street | Boughton | Chester | CH3 5DL**

**£230,000**

A substantial 3 bedroom terraced home in the heart of Boughton with OFF ROAD PARKING FOR 2 CARS at the rear of the back courtyard. Currently the property is let and will be of interest to investors or owner/occupiers.

Hall, lounge/Bedroom 3, living room, kitchen and utility room. 3 bedrooms and bathroom. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set in popular Boughton close to the canal. Chester City Centre, Hoole and the main railway station are within walking distance. There are local shops and public houses close by.

### HALL

11' 2" x 3' 3" (3.42m x 1.01m) Accessed via a storm porch with ornate tiling to walls. The hall has a radiator and Myton tiled floor.

### LIVING ROOM

11' 10" x 11' 9" (3.62m x 3.59m) With radiator, picture rail and UPVC double glazed window.

### BEDROOM 1/LOUNGE

11' 10" x 10' 9" (3.63m x 3.29m) With UPVC double glazed window, radiator, picture rail and ceiling cornice.

### KITCHEN

14' 6" x 8' 11" (4.43m x 2.73m) With a range of fitted floor and wall units. Stainless steel sink unit. space for an electric oven and fridge/freezer. Quarry tiled floor and part tiled walls. Radiator, 2 UPVC double glazed windows and Worcester combi boiler.

### UTILITY ROOM

7' 8" x 5' 5" (2.34m x 1.66m) With quarry tiled floor and UPVC double glazed door to the rear courtyard. Space for a washing machine and tumble dryer. Radiator.

### LANDING

11' 9" x 5' 8" (3.59m x 1.73m) With fitted cupboard and loft access.

### BEDROOM 2

11' 11" x 15' 2" (3.64m x 4.63m) With two fitted wardrobes, radiator and UPVC double glazed windows.

### BEDROOM 3

11' 8" x 7' 10" (3.58m x 2.41m) With radiator and UPVC double glazed window.



#### **DRESSING ROOM/BEDROOM 4**

6' 5" x 9' 0" (1.98m x 2.76m) With radiator and UPVC double glazed window.

#### **BATHROOM**

6' 9" x 5' 8" (2.08m x 1.75m) With a white suite of a WC, wash hand basin and P shaped bath with shower and screen over. Tiled walls, extractor fan and heated towel rail. Frosted UPVC double glazed window.

#### **PARKING**

To the rear of the back courtyard is a gate leading to parking space for off road parking spaces for 2 cars.

#### **OUTSIDE**

There is a paved rear courtyard with shed and gate to the parking area.





## 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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

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

%epcGraph\_c\_1\_349%

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