

# CHANGING HOME



**Marian Drive | Great Boughton | Chester | CH3 5RY**

**£250,000**

A traditional three bedroom semi detached family home within the highly popular suburb of Great Boughton. Ideal for a first time buyer the property in brief: Hall, living room, kitchen/diner, conservatory. Three bedrooms and bathroom. Parking and large rear garden. UPVC double glazed. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set within the highly popular suburb of Great 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

5' 7" x 7' 0" (1.72m x 2.15m) Entered via a UPVC door with frosted double glazed window to side, staircase leading to upper floor, laminate flooring and radiator

### LIVING ROOM

10' 3" x 15' 7" (3.13m x 4.75m) With UPVC double glazed window, laminate flooring and radiator.

### KITCHEN/DINING AREA

8' 0" x 16' 11" (2.44m x 5.17m) Modern fitted kitchen with wall & floor units, timber work tops, stainless steel sink unit, integral microwave, dishwasher and oven with extractor over. Laminate flooring, tiled walls, useful understairs storage cupboard and radiator. UPVC double glazed window and door leading to side of the property. Timber door leading to conservatory.

### CONSERVATORY

7' 8" x 9' 11" (2.35m x 3.04m) With vinyl flooring, lighting and sliding doors leading to rear garden.

### LANDING

With UPVC double glazed window to side elevation and loft hatch.

### BEDROOM ONE

13' 9" x 9' 6" (4.20m x 2.92m) With UPVC double glazed window and radiator.

### BEDROOM TWO

10' 1" x 10' 0" (3.08m x 3.06m) With UPVC double glazed window, fitted wardrobes and radiator.



### BEDROOM THREE

5' 11" x 7' 10" (1.82m x 2.40m) With UPVC double glazed window and radiator.

### BATHROOM

5' 11" x 7' 3" (1.81m x 2.22m) With panelled bath with shower over, W/C, wash hand basin, tiled walls & flooring, frosted UPVC double glazed window and heated towel rail.

### OUTSIDE

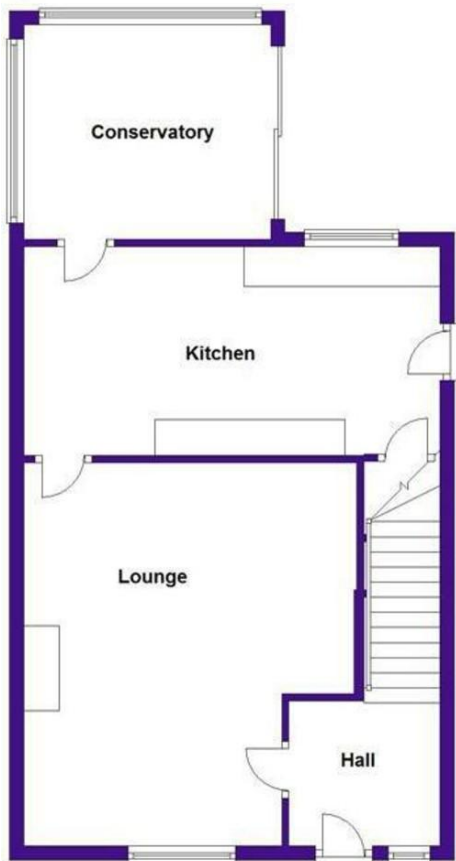
To the front of the property is a block paved driveway providing parking for two cars. The good sized rear garden which can be accessed via a side gate has a mixture of lawn, decking and bark area. Useful brick outbuilding ideal for storage.

### USEFUL INFORMATION

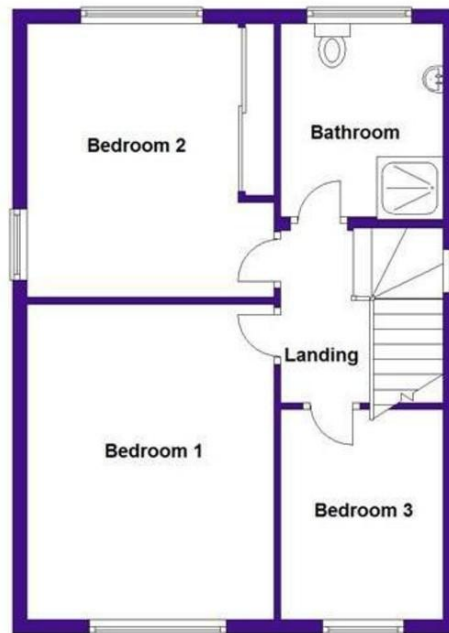
The property is currently rented and tenants are in a fixed term until 26<sup>th</sup> March 2025, so can be sold with vacant possession from the end of march/early April.



## Ground Floor



## First Floor



For illustration purposes only  
Plan produced using The Mobile Agent.

## Tenure

Freehold

## Council Tax Band

C

## 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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01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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