

# CHANGING HOME



**North Street | Boughton | Chester | CH3 5DS**

**Offers In Excess Of £220,000**

A newly refurbished and now well appointed and most spacious 2 double bedroom end of terrace home. Upstairs in addition to the bedrooms is further room that could be a dressing room or study. Set within a popular area of Great Boughton the property is ideal for a 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 timber door.

### LIVING ROOM

11' 11" x 11' 5" (3.63m x 3.48m) With 2 UPVC double glazed windows. Recessed spotlights, radiator and wood effect laminate floor.

### DINING ROOM

14' 0" x 11' 5" max (4.27m x 3.48m) With UPVC double glazed window. Fitted timber cupboard, radiator and wood effect laminate floor.

### KITCHEN

8' 11" x 8' 0" (2.72m x 2.44m) A newly fitted kitchen with floor and wall units. stainless steel sink unit. Ceramic hob with oven below and stainless steel extractor hood over. Integral dishwasher. Space for a washing machine. Tiled floor and UPVC double glazed window.

### BATHROOM

5' 6" x 7' 6" (1.68m x 2.29m) With a white suite of a WC, wash hand basin and paneled bath with shower over. heated towel rail, tiled walls and frosted UPVC double glazed window.

### REAR LOBBY

4' 7" x 4' 3" (1.4m x 1.3m) With wall mounted Ideal combi boiler. Timber stable type door to the rear courtyard.

### BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.48m) With radiator and UPVC double glazed window.





## BEDROOM 2

11' 5" x 10' 9" (3.48m x 3.28m) With a fitted wardrobe, radiator and UPVC double glazed window. Loft access.

## STUDY/DRESSING ROOM

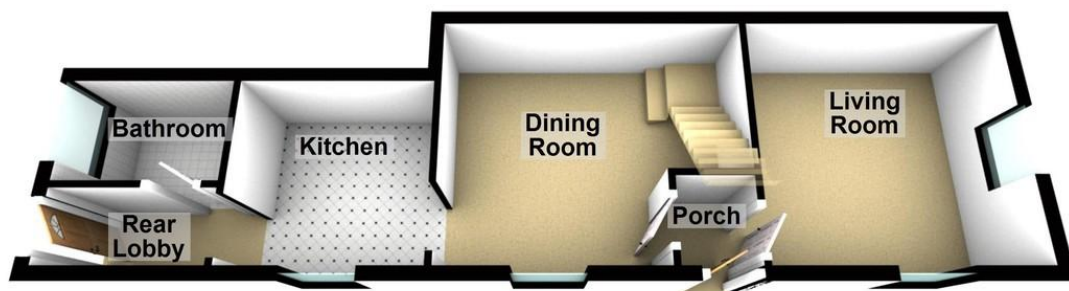
9' 0" x 8' 0" (2.74m x 2.44m) With UPVC double glazed window and radiator. The room could be used as a nursery or play room.

## COURTYARD

With a walled courtyard which is graveled with gate to the rear.



### Ground Floor



### First Floor



for illustration only not to scale  
Plan produced using PlanUp.

## 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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