

CHANGING HOME



Boughton Hall Avenue | Chester | CH3 5EL

£495,000

A beautifully presented, most spacious four bedroom, two bathroom townhouse with stunning views overlooking Chester Boughton Hall cricket ground. Beautifully presented with driveway parking to the front, a recently upgraded reception room, integral garage and low maintenance garden. Viewing a must!

Property Description

LOCATION

The property is located overlooking Chester Boughton Hall Cricket Club and as such has stunning views across the cricket ground. There are local shops and public houses within a short walk. The cricket club itself has its own popular bar, Chester City Centre is around one mile away. Access to the A55 and main road network is simple.

HALLWAY

4' 9" x 7' 4" (1.47m x 2.26m) Accessed via a composite front door and with a large built in store cupboard, radiator. Ceiling cornice and wood effect laminate floor.

CLOAKROOM

7' 8" x 3' 2" (2.35m x 0.97m) With a white suite of a WC and wash hand basin Radiator and extractor fan.

KITCHEN/DINING AREA

16' 0" x 12' 2" (4.88m x 3.71m) The main attraction is a superb fitted kitchen. There are a range of fitted floor and wall units together with granite worktops. Also a superb Island unit with breakfast bar, matching granite worktop and Belfast style sink. Large gas range with stainless steel extractor hood over. Integral dishwasher. Space for a large fridge/freezer. Wood effect laminate floor and recessed spotlights. Large radiator.

SITTING AREA

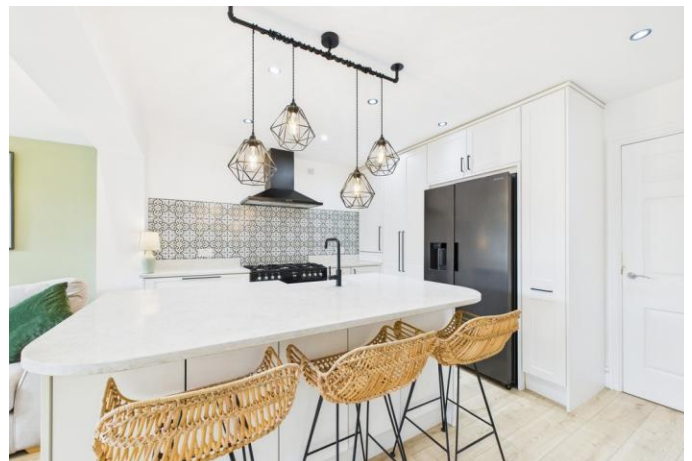
16' 0" x 8' 9" (4.88m x 2.67m) The sitting area benefits from a newly fitted carbon fibre roof which creates an excellent space flowing from the kitchen with a cleverly built in media wall, laminate flooring & UPVC double doors leading to the rear garden.

LANDING

With coved ceiling and radiator.

LIVING ROOM

16' 2" x 12' 4" (4.93m x 3.76m) With UPVC double glazed double doors onto a Balcony. The Balcony has superb views across Boughton Hall cricket ground. UPVC double glazed window. Also ceiling cornice, 2 radiators and 2 wall



light points. Gas fire and recessed spotlights.

MASTER BEDROOM

11' 5" x 16' 2" (3.48m x 4.93m) With a range of fitted wardrobes to one wall. UPVC double glazed window, 2 radiators, recessed spotlights and coved ceiling.

ENSUITE

5' 2" x 6' 2" (1.60m x 1.90m) With a white suite of a WC, wash hand basin and tiled shower cubicle. Extractor fan and heated towel rail.

UPPER LANDING

With an airing cupboard housing a combi boiler. Coved ceiling, light saver and loft access.

3.61BEDROOM TWO

11' 10" x 14' 0" (3.61m x 4.27m) With 2 radiators, UPVC double glazed window to the front and recessed spotlights.

BEDROOM THREE

11' 6" x 8' 9" (3.53m x 2.69m) With a range of fitted wardrobes with fitted dressing table. Radiator and UPVC double glazed window.

BEDROOM FOUR

6' 11" x 6' 3" (2.13m x 1.91m) With radiator and UPVC double glazed window.

GARAGE

A large integral garage with potential to convert to living accommodation. With an electric up and over door. Power and light.

OUTSIDE

To the front is a double tarmac drive to provide parking. At the rear is an enclosed stone paved garden with outside power point and gate to the back.





Tenure

Freehold

Council Tax Band

F

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		

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