



Churton Street

Chester, Cheshire CH3 5ED

Offers Over
£130,000

* EXCELLENT LOCATION * END TERRACE * IDEAL FOR A FIRST TIME BUYER OR INVESTOR * REQUIRES A SCHEME OF MODERNISATION AND IMPROVEMENT *. Situated on a quiet no-through road within the popular Boughton district of Chester. This end terraced house should prove an ideal purchase. The accommodation, which would benefit from a programme of modernisation and improvement, briefly comprises: dining room, living room, fitted kitchen, bedroom one, bedroom two, and family bathroom. Externally, to the rear of the property is an enclosed walled courtyard. Churton Street is situated adjacent to the Shropshire Union Canal which has been developed in recent years and provides a pleasant walk into the city centre. Inspection is recommended to appreciate the location and the accommodation being offered for sale.

LOCATION

Boughton provides three parades with a wide range of shops for every day needs including a post office, two butchers, a fruit and veg farm shop, newsagents, coffee and sandwich bar and a number of takeaway outlets. Recent additions of Waitrose and Aldi are within easy walking distance and a Sainsburys superstore is nearby. There is also a medical centre at the junction of Boughton and Hoole Lane and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway. The detailed accommodation comprises:

LIVING ROOM

3.25m x 4.01m (10'8" x 13'2")

UPVC double glazed window overlooking the front, UPVC door with obscured glass, ceiling light point, coved ceiling, radiator, cupboard housing gas and electricity meters, wood effect laminate flooring Door through to a Hall



DINING ROOM

3.25m x 3.53m (10'8" x 11'7")

UPVC double glazed window overlooking the rear, ceiling light point, coved ceiling, radiator, telephone point, aerial point, cupboard housing a combi boiler, living flame gas fire with marble effect surround and wooden mantel. Door through to under stairs storage cupboard,



KITCHEN

1.96m x 1.70m maximum (6'5" x 5'7" maximum)

Fitted with a range of solid oak fronted base and wall level units with laminated worktops. Inset single chrome sink unit with chrome mixer tap. Wall tiling to work surface areas. Four ring gas hob with stainless steel chimney extractor, integrated oven and grill, space for washing machine. UPVC double glazed window overlooking the rear, UPVC door with obscured glass, ceiling light point, coved ceiling, floor tiles.

LANDING

2.54m x 0.76m maximum (8'4" x 2'6" maximum)

UPVC double glazed window overlooking the side, ceiling light point, loft hatch, radiator. Doors through to Bedroom One and Bedroom Two.

BEDROOM ONE

3.99m x 3.25m (13'1" x 10'8")

UPVC double glazed window, ceiling light point, radiator, delightful feature fireplace, door through to a useful cupboard with rail.



BEDROOM TWO

3.28m x 3.99m maximum (10'9" x 13'1" maximum)

UPVC double glazed window overlooking the rear, ceiling light point, exposed wooden floor boards and radiator. Door through to the Family Bathroom.

FAMILY BATHROOM

1.96m x 1.73m (6'5" x 5'8")

UPVC double glazed window with obscured glass, ceiling light point, bath with chrome mixer tap, shower over with partial wall tiling, low level WC with dual flush, pedestal sink unit with chrome mixer tap and tiled splash-back, radiator and wood effect laminate flooring.



OUTSIDE

To the rear the property has an enclosed walled courtyard.

AGENT'S NOTES

* Please note all dimensions and floor plans are approximate and should be used for guidance only.

* Council Tax Band B - Cheshire West and Chester.

* Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.

* Services - we understand that all mains gas, electricity, water and drainage are connected.

DIRECTIONS

From the Agent's Chester office proceed out of the City in an easterly direction through The Bars at Boughton continuing onto Tarvin Road and at the gyratory by Bill Smith Motorcycle Showroom proceed straight ahead onto the continuation of Tarvin Road. After a short distance turn second left into Churton Road and Churton Street will be seen immediately on the right hand side.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/

David.adams@cavendishrentals.co.uk

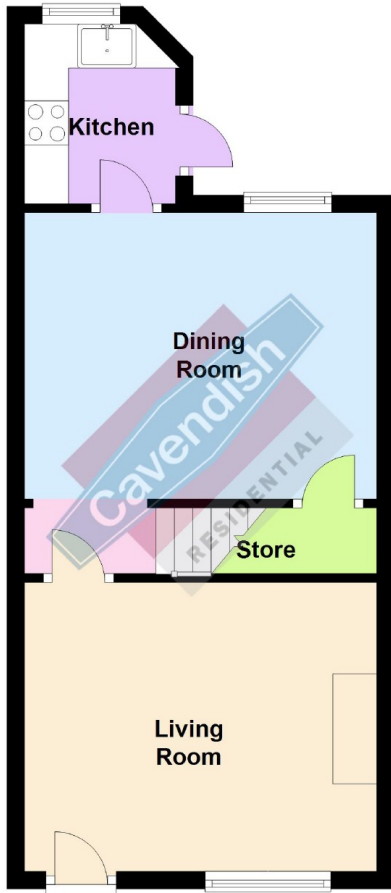
AWARD WINNING AGENT



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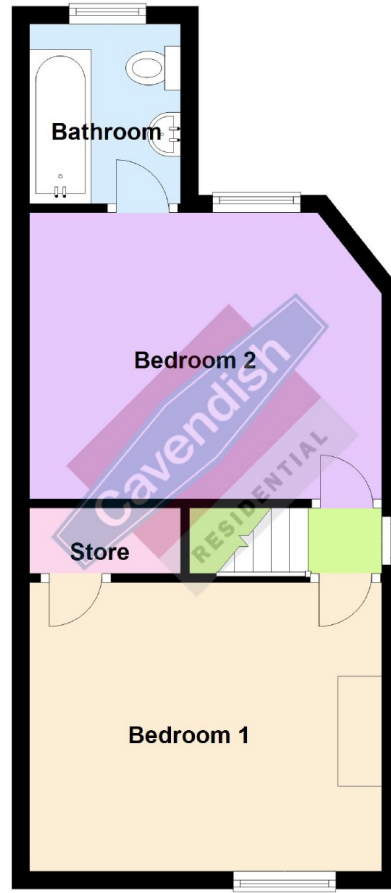
Ground Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 66.9 sq. metres (720.4 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

