



58

Chester | CH3 5DZ

Offers In Excess Of £325,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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Conveniently located on Tarvin Road in Boughton, Chester, this delightful 3/4 bedroom terraced house offers a perfect blend of comfort and style. Spanning an impressive 1,797 square feet, the property boasts two spacious reception rooms and open plan kitchen/diner, ideal for both relaxation and entertaining guests. The well-designed layout ensures that each area flows seamlessly, creating a warm and inviting atmosphere. The house features three generously sized bedrooms and a converted attic, providing ample space for family living or accommodating guests. With bathrooms and a wc, morning routines and evening unwinding are made effortless, catering to the needs of a busy household. To the rear is an attractive courtyard garden with outdoor store. The location is particularly appealing, as it combines the tranquillity of suburban life with the convenience of being close to Chester's vibrant city centre. Residents can enjoy easy access to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity for those seeking a comfortable home in a sought-after area. With its spacious interiors and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

- THREE/FOUR BEDROOM PERIOD MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- UTILITY & WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- CONVERTED ATTIC
- REAR COURTYARD GARDEN
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



**Entrance Hall**

Composite entrance door, original tiled floor, door to sitting room, bedroom one, stairs rising to first floor, stairs down to lower ground floor.

**Sitting Room**

Carpet, window to front, fireplace, coving.

**Bedroom One**

Timber flooring, decorative fireplace with cast iron surround, window to rear, built in storage cupboards, door to en suite.

**En Suite**

Panel bath, wc, hand wash basin, window to side, timber flooring, window to side, extractor.

**Kitchen/Diner**

Fitted timber range of wall and base units, complementary worktops, space for range cooker set in chimney breast, inset ceramic sink, tiled floor, spotlights, painted beams, open plan to dining area, door to utility, French style doors to rear garden, opening to storage area with door to wc and opening to snug.

**Utility**

Space and plumbing for washing machine, worktop over.

**WC**

With toilet, hand wash basin, tiled floor.

**Snug**

Carpet, window to front, shelving.

**First Floor Landing**

Carpet, doors to two bedrooms and bathroom, stairs to loft.

**Bedroom Two**

Carpet, window to front, door to generous wardrobe.

**Bedroom Three**

Carpet, window to rear.

**Bathroom**

Bathtub with shower from taps, wc, hand wash basin, chrome towel rail, built in storage, window to rear.

**Attic**

Attic with carpet, two skylight windows, spotlights, built in storage, exposed beams (the vendor advises the conversion was carried out by a previous owner and that he doesn't hold building regulation sign off certification).

**Rear Courtyard**

With a sunny aspect, brick paving, gate to rear, outdoor store.

**Front Garden**

Front gate and path to front to door, low brick wall to front, mature shrubs, fence to side.

**Additional Information**

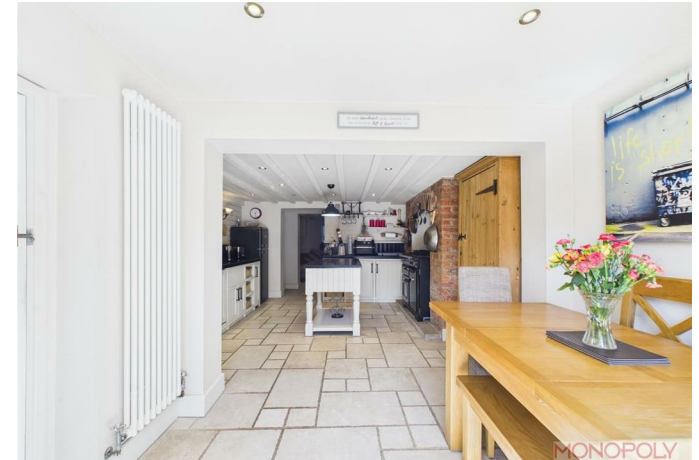
Close to local free car parking areas for residents, no allocated spots but the sellers have 4 vehicles and find spaces close by.

**IMPORTANT INFORMATION**

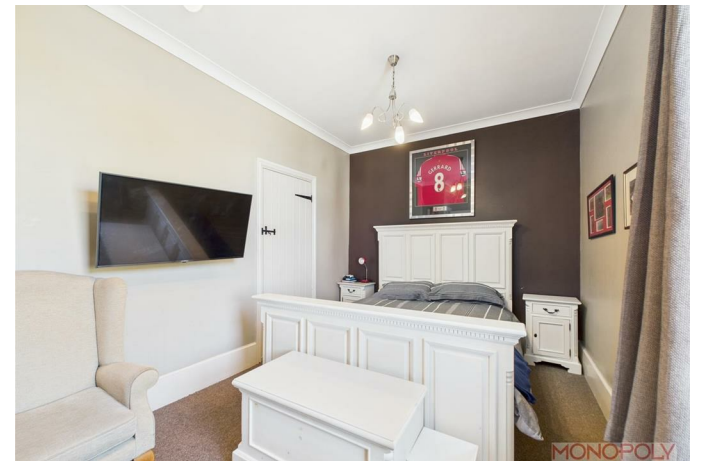
\*Material Information interactive report available in video tour and brochure sections.\*

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.







THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





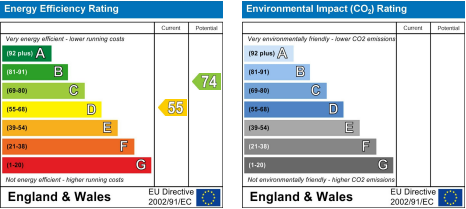


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