



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 420 sq.ft. FLOOR 2 434 sq.ft.  
TOTAL : 854 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	86
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC	



**67 Marian Drive**  
Great Boughton,  
CH3 5RY

**£235,000**

**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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

\* SEMI-DETACHED HOUSE \* POPULAR AREA. A three bedroom semi-detached house conveniently situated along Marian Drive in Great Boughton close to both primary and secondary schooling. The accommodation briefly comprises: entrance hall, living room, dining kitchen with French doors to outside, landing, three bedrooms and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with an imprinted concrete driveway leading to a single concrete sectional garage. To the rear there is a lawned garden and patio area.



**LOCATION**

Boughton provides three parades with a wide range of shops for every day needs including a post office, two butchers, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Recent additions of Waitrose and Aldi are within easy walking distance and there is a Sainsburys superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both close by. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby 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 ACCOMMODATION  
COMPRISES:****CANOPY PORCH**

UPVC double glazed entrance door with double glazed side panel to the entrance hall.

**ENTRANCE HALL**

Coved ceiling, ceiling light point, smoke alarm, single radiator, thermostatic heating controls, laminate wood strip flooring, and staircase to the first floor. Doors to the dining kitchen and living room.

**LIVING ROOM**

4.78m x 3.12m (15'8" x 10'3")



Chimney breast with contemporary 'hole-in-the-wall' electric fire, double radiator with thermostat, ceiling light point with dimmer switch control, picture rails, arched display niche, and UPVC double glazed window overlooking the front.

**DINING KITCHEN**

5.00m x 2.41m extending to 3.05m (16'5" x 7'11" extending to 10')



Fitted with a modern range of white fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas, space for electric cooker, plumbing and space for washing machine and dishwasher, space for tumble dryer and tall fridge/freezer, tiled floor, two ceiling light points, single radiator, built-in understairs storage cupboard, space for dining table and chairs, two UPVC double glazed windows overlooking the front and side, and UPVC double glazed French doors to the rear garden

**LANDING**

UPVC double glazed window with obscured glass to side, ceiling light point, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE**

4.19m x 3.05m (13'9" x 10')



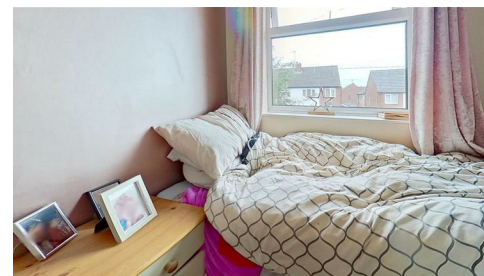
UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, single radiator, and laminate wood strip flooring.

**BEDROOM TWO**

3.07m x 3.05m (10'1" x 10')



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator, and laminate wood strip flooring.

**BEDROOM THREE**

UPVC double glazed window overlooking the front, ceiling light point, and single radiator.

**BATHROOM**

2.24m x 1.80m (7'4" x 5'11")



White suite comprising: panelled bath with mixer tap, with Mira electric shower over and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Vinyl wood effect flooring, chrome ladder style towel radiator, ceiling light point, fully tiled walls, built in cupboard housing a Vaillant Ecotech Pro 28 combination condensing gas fired central heating boiler, and UPVC double glazed window with obscured glass.

**LOFT SPACE**

Boarded loft space with retractable aluminium ladder, strip lighting and double glazed Velux roof light.

**OUTSIDE FRONT**

To the front there is a lawned garden with rockery feature and rowan tree being enclosed by privet hedge and wooden fencing. An imprinted concrete driveway to the side leads to a single garage.

**OUTSIDE REAR**

To the rear there is a flagged patio and lawned garden enclosed by hedging and fencing, rear pedestrian access gate. The garden enjoys a good degree of privacy and a westerly aspect. Outside water tap and external double power point.

**SINGLE GARAGE**

Concrete sectional garage with double opening wooden doors, single glazed window and side personal door.

**DIRECTIONS**

From the city centre proceed through Boughton and at the old Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. Continue past the parade of shops and turn right at the Peacock Public House into Heath Lane. Follow Heath Lane, past the Boughton Medical Centre, and at the crossroads turn left into Becketts Lane. Continue past the Boughton Heath Primary School and take the turning left after Kingsley Road into Reeves Road, then take the first turning left into Marian Drive. Follow the road around to the right and the property will be found after some distance on the left hand side.

**TENURE**

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

**COUNCIL TAX**

\* Council Tax Band C - Cheshire West and Chester.

**AGENT'S NOTES**

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

**ANTI MONEY LAUNDERING  
REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**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 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW