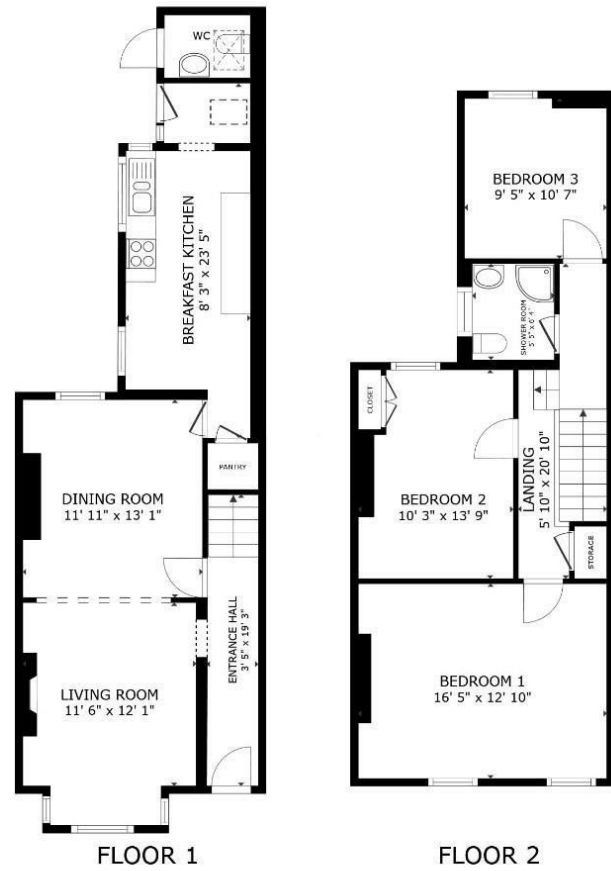


28 Kingsley Road, Boughton, Chester, CH3 5RS



GROSS INTERNAL AREA  
FLOOR 1 602 sq.ft. FLOOR 2 608 sq.ft.  
TOTAL : 1,210 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**28 Kingsley Road**  
Boughton, Chester,  
CH3 5RS

**£275,000**

\* SOUGHT AFTER SUBURB OF BOUGHTON \* NO ONWARD CHAIN. An attractive three bedroom semi-detached house forming part of an established residential area ideally situated within walking distance of the Boughton Heath Academy Primary School and the Bishops Blue Coat Secondary High School. The accommodation briefly comprises: open porch, entrance hall with Minton tiled floor, living room with bay window and decorative cast-iron fireplace, dining room, breakfast kitchen, rear hall, landing, three bedrooms and shower room. The property benefits from UPVC double glazed windows and has gas fired central heating (new boiler installed 2024). Externally there is a small garden at the front with a pathway, whilst to the rear there is a delightful garden laid mainly to lawn with mature shrubs and trees and enclosed by wooden fencing and brick walling. Outside WC. There is no onward chain involved in the sale of this property.

**Cavendish**  
ESTATE AGENTS

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**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**

Outside lantern style light. Wooden panelled entrance door with glazed insert to the entrance hall.

**ENTRANCE HALL**

Original Minton tiled floor, single radiator with thermostat, coved ceiling, smoke alarm, electric meter and fuse board, ceiling light point, internal glazed window, and staircase to the first floor. Door to the dining room.

**DINING ROOM**

3.81m x 3.51m (12'6" x 11'6")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator with thermostat, and oak wood strip flooring. Door leading through to the kitchen and archway opening to living room.

**LIVING ROOM**

3.51m plus bay x 3.33m (11'6" plus bay x 10'11")



UPVC double glazed bay window overlooking the front, coved ceiling, ceiling light point, telephone point, TV aerial connection, oak wood strip flooring, and chimney breast with cast-iron fireplace, decorative tiled insets, tiled hearth and wooden fireplace surround.

**BREAKFAST KITCHEN**

4.83m x 2.57m (15'10" x 8'5")



Fitted with a range of units incorporating drawers and cupboards with laminated granite effect worktop. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap and tiled splashback. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, two ceiling light points, fitted corner bench seat with space for breakfast table, laminate wood strip flooring, double radiator, wall mounted Ideal Logic Combi 2 C30 gas fired central heating boiler (installed June 2024). and three UPVC double glazed windows, Archway opening to the rear hall.

**REAR HALL**

1.57m x 1.22m (5'2" x 4')

Ceiling light point, single radiator, space for tall fridge/freezer, laminate wood strip flooring, and UPVC double glazed door to outside.

**FIRST FLOOR LANDING**

Split-level landing area with spindled balustrade, ceiling light point, glazed access hatch to loft space, single radiator with thermostat, and built-in storage cupboard with hanging rail and coat hooks. Doors to bedroom one, bedroom two, bedroom three and shower room.

**BEDROOM ONE**

4.45m x 3.51m (14'7" x 11'6")



Two UPVC double glazed windows overlooking the front, ceiling light point, telephone point, and double radiator with thermostat.

**BEDROOM TWO**

3.81m x 2.77m (12'6" x 9'1")



UPVC double glazed window overlooking the rear, ceiling light point, double radiator with

thermostat, telephone point, and fitted wardrobe with storage cupboard above.

**BEDROOM THREE**

2.87m x 2.54m (9'5" x 8'4")



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

**SHOWER ROOM**

Modern white suite comprising: tiled shower enclosure with electric shower and curved glazed sliding doors; pedestal wash hand basin with mixer tap; and low level dual flush WC. Fully tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**

To the front there is a lawned garden with border and boundary wall. A flagged pathway at the side with wooden gate provides access to the rear garden. External gas meter cupboard.

**OUTSIDE REAR**

To the rear there is a flagged and crazy paved patio area with rose border and lawned garden with mature shrubbery and trees being enclosed by wooden fencing and brick wall. Outside light and outside WC.

**OUTSIDE WC**

1.60m x 0.86m (5'3" x 2'10")

Low level WC and wall mounted wash hand basin with cold water tap, glazed roof light, double power point, laminate wood strip flooring, and wall light point.

**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 then take the next turning left into Kingsley Road. The property will then be found after a short distance on the right 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

**AGENTS NOTES**

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

\* The Ideal combination condensing gas fired central heating boiler was installed in June 2024.

**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