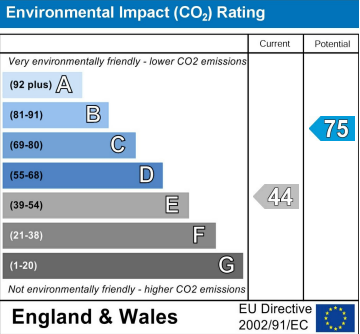
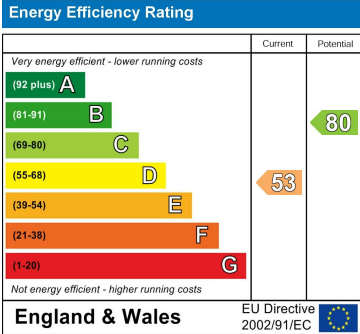
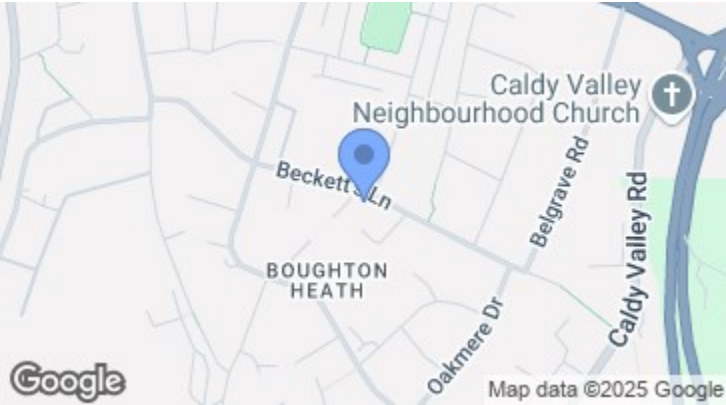


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,181 sq.ft.
TOTAL : 1,181 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish

ESTATE AGENTS

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92 Becketts Lane
Boughton, Chester,
CH3 5RW

Price
£375,000

A SPACIOUS 3 BEDROOM DETACHED BUNGALOW SET WITHIN LARGE AND MATURE GARDENS OF ABOUT 0.16 ACRE LOCATED IN AN ESTABLISHED RESIDENTIAL AREA, VERY CONVENIENT FOR LOCAL SERVICES AND ACCESS TO THE CITY CENTRE.

A traditional style bungalow offering an ideal opportunity for modernisation and extension with conversion of the large loft area, or possible redevelopment. It affords an enclosed porch, central L-shaped hall, lounge, kitchen/dining room, rear porch with storeroom, 3 bedrooms and bathroom. Modern gas heating.
Gated entrance with drive to one side and detached garage.
Large and enclosed South facing gardens to rear with wide patio, lawn and mature hedging and screen fencing to provide a secluded setting.

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.

LOCATION

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Twin hardwood and glazed doors leading to an entrance vestibule with hardwood panelled and glazed door with matching panels to either side leading to an L shaped reception hall.

RECEPTION HALL



A large central hall and inner hallway, Coved ceiling, wood grain effect floor finish, fitted cloaks cupboard with hooks and shelving, panelled radiator.

LOUNGE

6.12m x 3.33m (20'1 x 10'11)



A spacious room with splay bay double glazed window to front, further window to gable, Adam style fireplace, wall light points, t.v. point and radiator.



KITCHEN/DINING ROOM

5.23m x 3.84m (17'2 x 12'7)



Fitted base and wall units with marble effect roll edge working surfaces, single drainer sink unit, space for gas cooker point, aluminium framed double glazed windows, wall mounted gas fire, walk in linen cupboard with shelving and walk in pantry cupboard, modern Worcester combination gas fired boiler providing heating and hot water, wall shelving. Glazed and panelled door leading to rear porch.



REAR PORCH/UTILITY AREA

2.54m x 1.73m (8'4 x 5'8)



Wide double glazed aluminium framed sliding patio window opening to the garden, plumbing for washing machine, vinyl floor covering. Walk in store cupboard with shelving.

BEDROOM ONE

4.09m x 3.58m (13'5 x 11'9)



Double glazed window to front, panelled radiator.

BEDROOM TWO

4.95m x 3.05m (16'3 x 10')



A well lit room with a wide aluminium framed patio window opening to the rear garden, mock brick fireplace and hearth, coved ceiling, further window to gable, two wall light points, panelled radiator.

BEDROOM THREE

3.58m x 2.16m (11'9 x 7'1)



Double glazed window to front, panelled radiator.

BATHROOM

2.54m x 1.85m (8'4 x 6'1)



Coloured suite comprising panelled bath with electric shower over, pedestal wash basin and WC, fully tiled walls, two single glazed windows, panelled radiator.

OUTSIDE



The property is bounded to the front by a low level brick wall with a wide entrance with decorative wrought iron gates leading to a driveway providing ample space for parking and access to the right hand gable and the rear garden.

GARAGE

Detached concrete panelled prefabricated garage with metal up and over door to front.

REAR GARDEN



The rear garden is of large size and a particular feature of the bungalow with an extensive lawn, patio and southerly aspect. It has a high degree of privacy with a combination of screen fencing and mature shrubs and trees to include fruit tree. There is a timber framed garden shed and a wide flagged patio which extends across the majority of the rear of the bungalow.



DIRECTIONS

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitors.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester County Council

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.

VIEWING

By appointment through the Agents
Chester Office 01244 404040

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

HE/PMW