

57 Cherry Road, Boughton, Chester, CH3 5DU

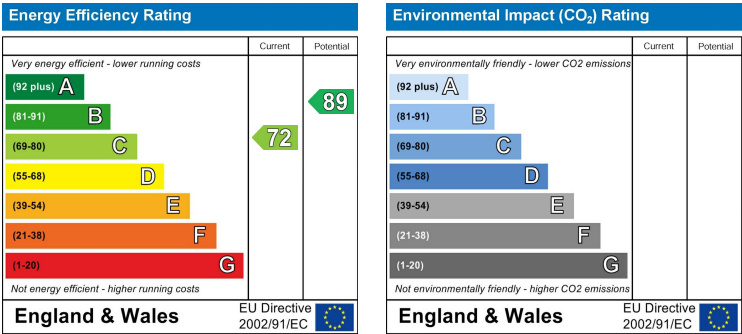
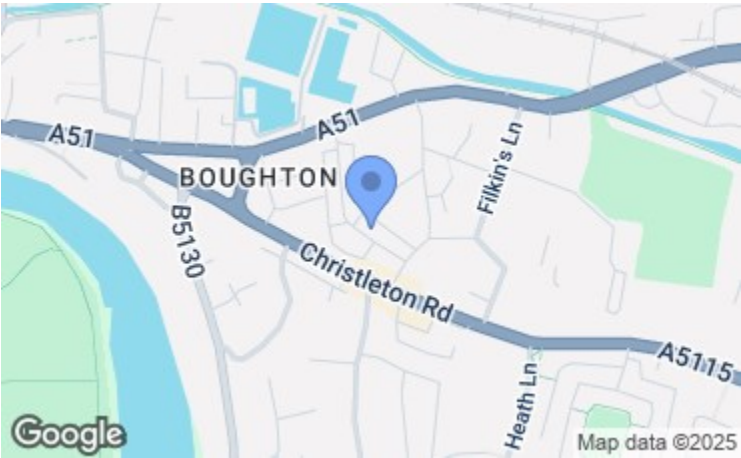
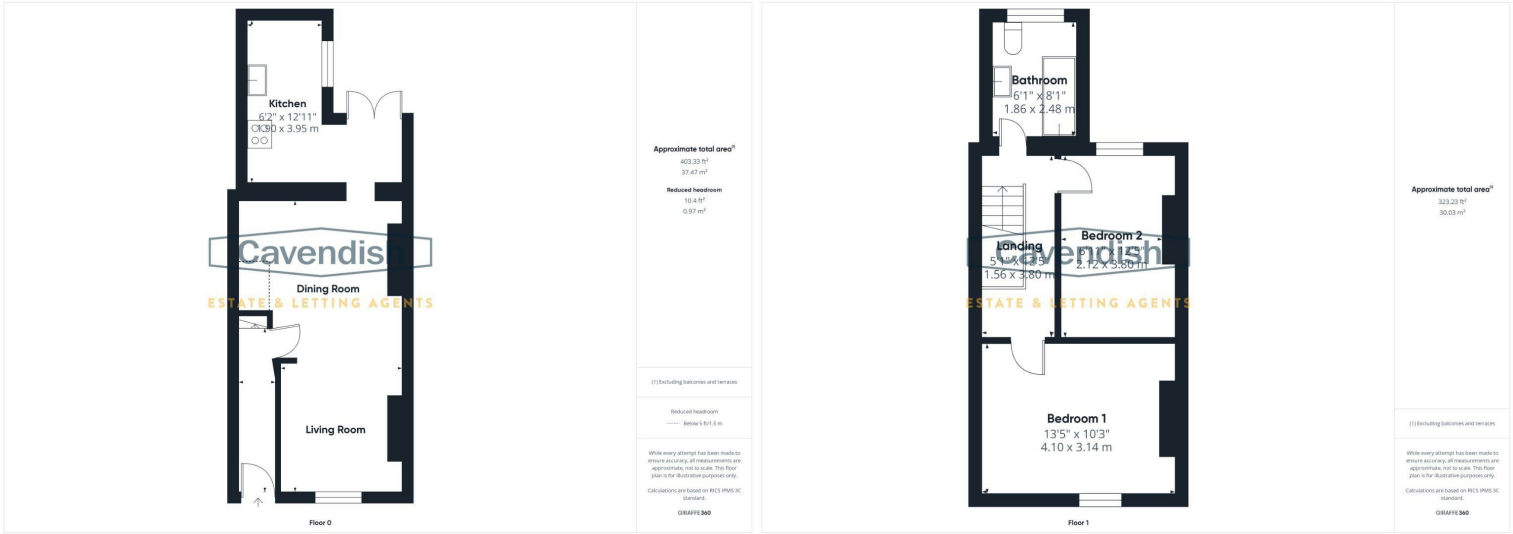
Cavendish  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



**57 Cherry Road**  
Boughton, Chester,  
CH3 5DU

**Price**  
**£225,000**

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.

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\* TWO BEDROOMS \* POPULAR ROAD IN BOUGHTON \* NO ONWARD CHAIN. A well presented two bedroom terraced house conveniently situated along Cherry Road in Boughton. The accommodation briefly comprises: entrance hallway, living room with decorative fireplace and electric log effect heater, dining area, breakfast kitchen with French doors to outside, landing, bedroom one, bedroom two and modern bathroom with white suite. The property benefits from double glazed windows and has gas fired central heating with a Worcester combination boiler. Externally there is on street parking available along Cherry Road whilst to the rear there is a delightful walled courtyard style garden with garden shed, two decked seating areas and crushed slate. There is no onward chain involved in the sale of this property.



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 within walking distance. 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:

ENTRANCE HALL



Wooden panelled entrance door with glazed insert and double glazed window light above, wall cupboard housing the electric meter and electrical consumer board, single radiator, laminate wood strip flooring, ceiling light point, smoke alarm, and staircase to first floor. Door to dining room.



DINING ROOM

3.78m x 4.06m max (12'5" x 13'4" max)



Ceiling light point, fitted shelving to recess, wall light point, telephone point, single radiator with thermostat, and laminate wood strip flooring. Archway opening to breakfast kitchen and wide opening to the living room.





## DIRECTIONS

Proceed out of the City through Boughton and at the old Bill Smith's Motorcycle Showroom turn right and then immediately left onto Christleton Road. Follow the road and at the Cherry Orchard Public House turn left into Chapel Lane. Then take the turning left into Cherry Road. and the property will be found after some distance on the right hand side.

## TENURE

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

## COUNCIL TAX

\* Council Tax Band B - 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.

## PERSONAL INTEREST

In accordance with the provisions of The Estate Agents Act 1979 as amended you are advised that the owner of the property is related to a member of staff at Cavendish Estate and Letting Agents.

## 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

## LIVING ROOM

3.10m x 3.00m (10'2" x 9'10")



Double glazed window overlooking the front, ceiling light point with dimmer switch control, single radiator with thermostat, cupboard housing the gas meter, composite stone fireplace and hearth housing an electric log stove effect heater, and laminate wood strip flooring.

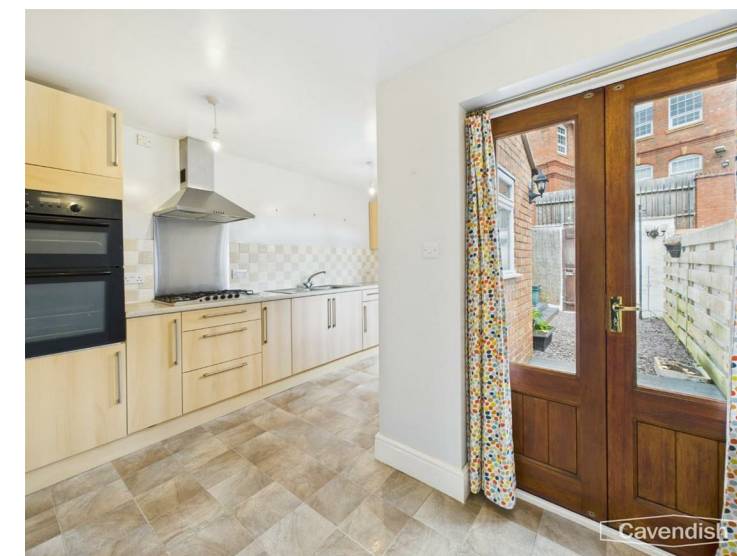


## BREAKFAST KITCHEN

3.94m x 1.88m extending to 3.73m (12'11" x 6'2" extending to 12'3")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted five-ring Electrolux gas hob with stainless steel splashback, chimney style extractor above and built-in Electrolux electric double oven and grill. Wall tiling to work surface areas, plumbing and space for washing machine, single radiator, two ceiling light points, wall light point, double glazed window, and double opening double glazed French doors to the rear garden.



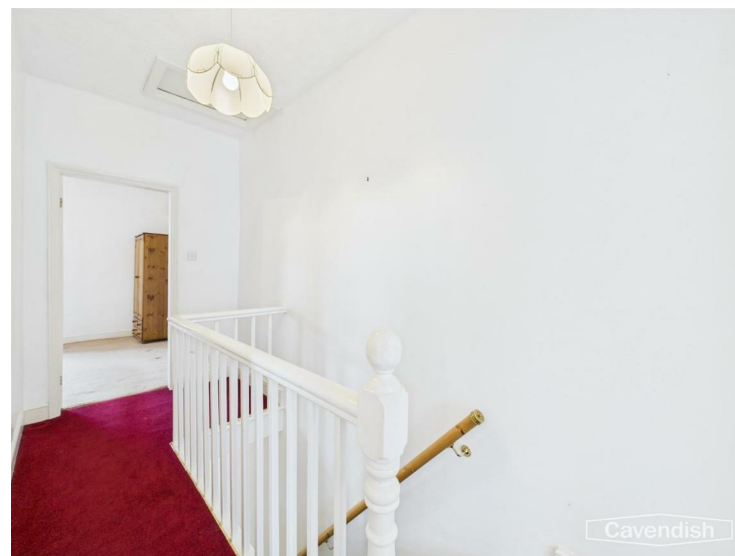


## FIRST FLOOR LANDING

3.81m x 1.52m (12'6" x 5')



Spindled balustrade, ceiling light point, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two and bathroom.



## BEDROOM ONE

4.11m x 3.15m (13'6" x 10'4")



Double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

## BEDROOM TWO

3.81m x 2.41m into wardrobe (12'6" x 7'11" into wardrobe)



Two fitted double wardrobes with hanging space and storage cupboards above, fitted double cupboard housing a Worcester 24 CDI combination gas fired central heating boiler with double storage cupboard above, radiator with radiator cover, ceiling light point, and double glazed window overlooking the rear.



## BATHROOM

2.49m x 1.88m (8'2" x 6'2")



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower over, shower curtain and rail; pedestal wash hand basin with tiled splashback, fitted glass shelf, wall mirror, and wall light with electric shaver point; low level dual-flush WC. Chrome ladder style towel radiator, vinyl flooring, ceiling light point, wall tiling to bath and shower area, extractor, and double glazed window with obscured glass.

## OUTSIDE FRONT



To the front of the property there is on-street parking available along Cherry Road, At the top of Cherry Road, near to Tarvin Road, there are two public car parks.

## OUTSIDE REAR



To the rear there is a walled courtyard style garden with two decked seating areas and crushed slate. Outside lantern style light, water butt and garden shed. Pedestrian access is available to the rear.