

53 Cherry Road, Boughton, Chester, CH3 5DU

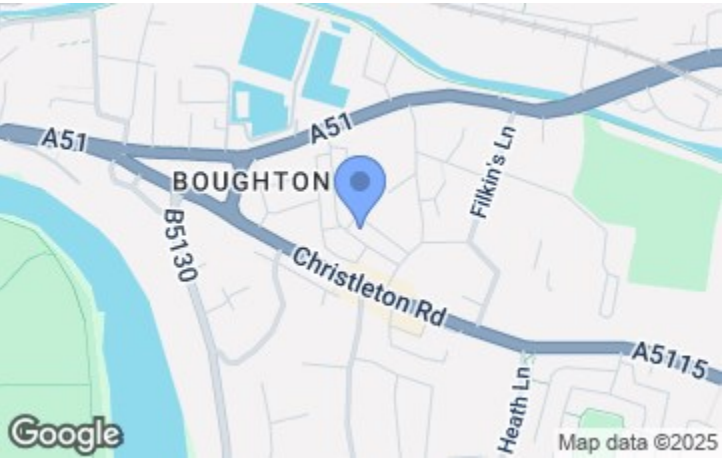
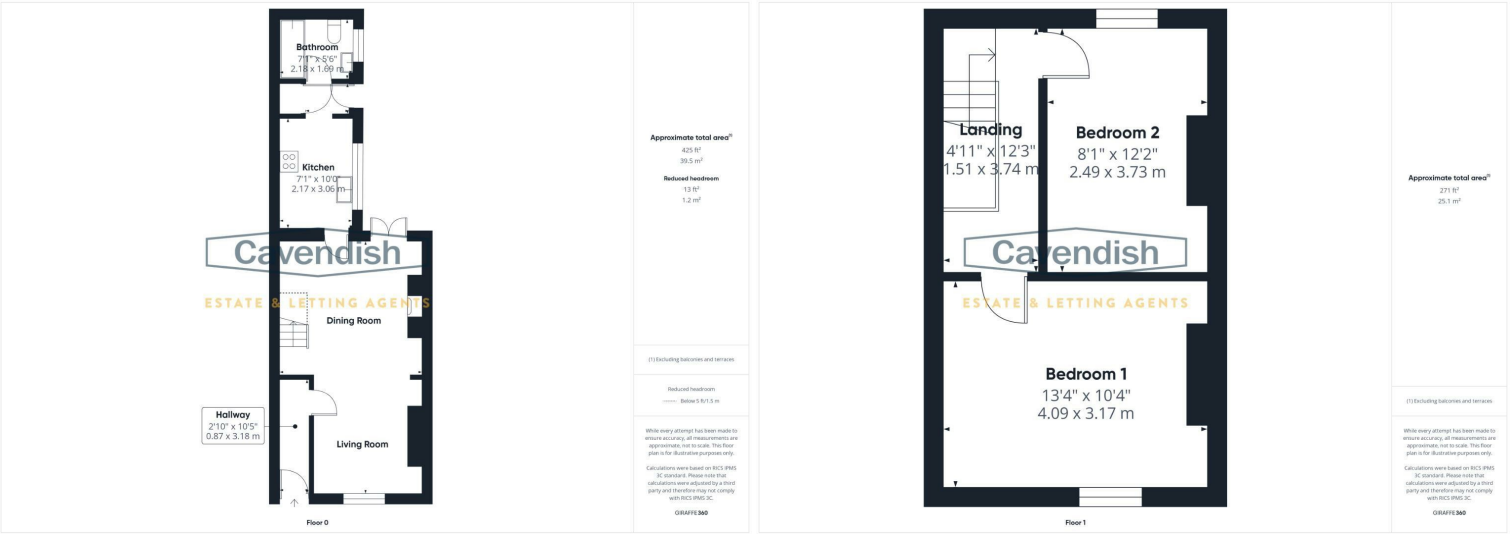
Cavendish
ESTATE AGENTS

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

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

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Boughton, Chester,
CH3 5DU

Price
£200,000

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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Welcome to this beautifully maintained and well-presented home, offering a perfect blend of comfort, style, and functionality. Set within a sought-after neighbourhood, this property is ideal for first-time buyers, small families, or investors. The accommodation briefly comprises: entrance hallway, living room which is open-plan to the dining room enjoying a French door to outside, fitted kitchen, rear hall, a contemporary bathroom fitted with sleek tiling and modern fixtures ensures both style and functionality, landing, and two good sized bedrooms. The rear garden is low-maintenance and private—ideal for alfresco dining, or simply enjoying a bit of outdoor tranquility. This is a property that truly must be seen to be appreciated. Whether you're stepping onto the ladder or searching for an investment, this home ticks all the boxes.

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

3.25m x 0.89m (10'8" x 2'11")



UPVC double glazed entrance door with double glazed window light above, ceiling light point, single radiator with thermostat, and laminate wood strip flooring. Door to the living room.

LIVING ROOM

3.18m x 3.05m (10'5" x 10')



UPVC double glazed window overlooking Cherry Road, double radiator, cupboard housing the gas and electric meters, ceiling light point, laminate wood strip flooring which continues through into the dining room.

DINING ROOM

4.09m x 3.71m (13'5" x 12'2")



Chimney breast with feature fireplace housing a 'living flame' coal-effect gas fire with cast-iron inset, tiled hearth and painted surround, ceiling light point, single radiator with thermostat, spindled staircase to the first floor, and UPVC double glazed French doors to the courtyard garden. Door to the kitchen.

KITCHEN

3.05m x 2.13m (10' x 7')



Fitted with a modern range of cream high gloss fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, space for fridge/freezer, ceiling light point, wall mounted Halstead Ace HE30 combination gas fired central heating boiler, laminate wood strip flooring, and UPVC double glazed window. Opening to rear hall.

REAR HALL

Laminate wood strip flooring, ceiling light point, and built-in storage cupboard. Stable type door to outside and door to bathroom.

BATHROOM

2.16m x 1.68m (7'1" x 5'6")



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower over, canopy style rain shower, extendable shower attachment and glazed shower screen; low level WC; and pedestal wash hand basin with tiled splashback. Wall tiling to bath and shower area, laminate wood effect strip flooring, ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.



LANDING

3.73m x 1.50m (12'3" x 4'11")



Spindled balustrade, ceiling light point, smoke alarm, single radiator with thermostat, and access to loft space. Doors to bedroom one and bedroom two.

BEDROOM ONE

4.09m x 3.18m (13'5" x 10'5")



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

BEDROOM TWO

3.73m x 2.51m (12'3" x 8'3")



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

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 delightful walled courtyard style garden with wooden decking, artificial grass, decorative stone and a stepping stone pathway. Pedestrian access is available to rear. Exterior sensor spotlighting.



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.
- * The property is on a water meter.
- * There is a smart meter for the gas and electric provided by British Gas.

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