



Good Choice are proud to offer for sale this well presented, modern semi detached property situated in popular Buckton Fields in Boughton nearby to local amenities, parks and schools.

Accommodation includes an entrance hall, living room, WC and kitchen dining room. To the first floor are three bedrooms, en-suite to bedroom one and a family bathroom. Outside are front and rear gardens with a driveway leading to a garage at the rear. Other benefits include double glazing and gas radiator heating. (A/94m2/S)

Key Features:

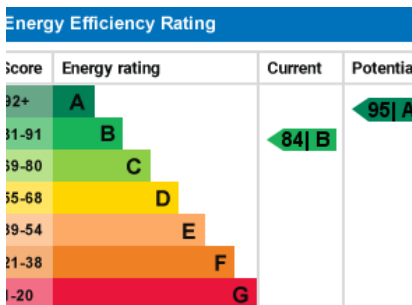
- SEMI DETACHED
- MODERN PROPERTY
- NHBC WARRANTY TIL 2028
- KITCHEN DINER
- DOWNSTAIRS WC
- EN-SUITE
- LOW MAINTENANCE REAR GARDEN
- NEAR TO SCHOOLS, SHOPS & PARKS
- COUNCIL TAX BAND C



Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Entered via a composite front door, carpet, cupboard, radiator, stairs to the first floor and doors leading to:

WC

1.68m x 0.94m (5'6" x 3'1")

Vinyl flooring, dual flush WC, pedestal hand basin, radiator and extractor.

Living Room

3.97m max x 3.87m (13' x 12'8")

Carpet, radiator, double glazed window to the front, TV point and decorative wall panelling.

Kitchen Diner

6.46m x 3.06m (21'2" x 10')

Vinyl flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, electric oven, gas hob, splash back, extractor, fitted fridge/freezer, washing machine and dishwasher, plinth heater, TV point, two double glazed windows and double glazed French doors to the rear.

First Floor Landing

Carpet, loft access (ladder, light, basic storage) and doors to:

Bathroom

2.69m x 2.15m (8'10" x 7'1")

Vinyl flooring, bath with shower attachment, wall mounted wash basin, dual flush WC, tiling to water sensitive areas, radiator, extractor and double glazed window to the rear.

Bedroom 1

3.98m x 2.85m (13'1" x 9'4")

Carpet, fitted wardrobes, radiator, two double glazed windows to the rear, TV point and door to the en-suite.

En-Suite

2.14m max x 1.38m (7' x 4'6")

Vinyl flooring, shower cubicle, dual flush WC, pedestal wash basin, radiator, extractor, tiling to water sensitive areas and double glazed window to the rear.

Bedroom 2

3.45m x 3.18m (11'4" x 10'5")

Carpet, radiator, double glazed window to the front and TV point.

Bedroom 3

2.98m x 2.43m max (9'9" x 8')

Carpet, radiator, double glazed window to the front and TV point.

Rear Garden

Fence and wall enclosed, patio, artificial lawn, decked seating area, tap, gate to driveway and garage.

Front Garden

Shrubs and plants with path to the front door.

Garage

Up and over door with light and power.

Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.