



Whitchurch Road, Great Boughton, Chester

£335,000

EPC rating: U
Tenure: Freehold
Council Tax Band: D





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This delightful home occupies an elevated position along Whitchurch Road and provides a generous offering of well-maintained accommodation throughout. The single storey extension across the back is most beneficial to the feeling and offering of space, and there still exists a good-sized garden that is clearly loving cared for. A further modification to the original footprint is the converted loft space which provides excellent storage capacity. There is so much to admire about this lovely home; viewing is highly recommended!

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Occupying an elevated position off the Whitchurch Road the property is most convenient for the revered local schooling in Great Boughton and Christleton. There is good range of local amenities within a short walkable distance and easy accessibility is also enjoyed to the M53/M56 motorway networks as well as the A55/A41.



The Hallway is a most welcoming space, with an attractive staircase and an understair WC. There is a generous offering of reception space with the Sitting Room located at the front of the home with linking doors through into the Living/Dining room to rear. The Kitchen features a good offering of fitted units and work surfacing space and access to the rear garden is enjoyed.



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The first-floor landing features a spindled balustrade and a stunning original stained glass arched window over the stairs. The landing provides access to all three bedrooms, two good-sized doubles and a single room which could be used as a home office if desired. The Bathroom features a four itemed suite and is of a good size also. There is an enclosed alternating tread staircase that leads to the converted loft which provides a floored area with Velux window over and access to eaves storage.

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The property is approached by its elevated double width private driveway with a sandstone edged border of mature shrubbery. There are double gates to the side, and these provide access to the beautifully tended rear garden which is predominantly laid to lawn. There is a paved patio directly from the property and a steppingstone path leading down the garden. There is also a large garden store and established borders.

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Need to know

- Extended accommodation to the rear + converted loft space
- Beautifully-tended gardens
- Elevated position within one of Chester's most established and popular locations
- Close to popular schooling for all ages
- Excellent connections to major transport links + within walking distance of local amenities
- GCH and UPVC double glazing installed



Interested?

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1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation so that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.
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