

# Town & Country

Estate & Letting Agents

Boughton Hall Avenue,

£325,000



Located in Boughton, this recently refurbished three-bedroom semi-detached property features a new central heating system, windows, kitchen, bathroom, and electrical wiring. It has a spacious front garden, ample off-road parking, and a rear garden with a paved patio area. This property is available with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Situated in the highly sought-after location of Boughton, this three-bedroom semi-detached property has recently undergone extensive modernisation, refurbishment, and extension. Updates include new central heating, windows, kitchen, bathroom, and electrical wiring. The property comprises an entrance hall leading to a living room, an open-plan extended kitchen/sitting and dining room, and a first-floor landing offering access to three bedrooms and a bathroom suite. Externally, the property sits on a generous plot with a low-maintenance gravel front garden, ample off-road parking, and timber-gated side access to the rear garden. The rear garden features a paved patio area and is enclosed by a combination of timber fence panels and brick walling. This property is available with the benefit of no onward chain.



## DIRECTIONS

Head north on Lower Bridge St towards Grosvenor St/A5268, Turn right onto Pepper St/A5268, Continue to follow A5268, turn right onto The Bars/A5268, Slight left onto Boughton/A51, Continue to follow A51, turn right onto Filkin's Ln, turn left onto Boughton Hall Ave, destination will be on the left.

## LOCATION

The district of Great Boughton lies just outside the city centre and provides a range of local shopping facilities on Christleton Road, nearby supermarkets include Sainsbury's, Aldi and Waitrose. There is also the Boughton Medical Centre and a veterinary surgery. Schools for all ages are within the vicinity with the highly regarded Boughton Heath Academy on Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane. The city centre and Chester railway station is easily accessed by car, local transport or on foot. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road, the M53 and motorway network.

## HALL

15'7 x 5'7

A composite double glazed front door opens to an inviting entrance hall, with vinyl flooring, a radiator, stairs rising to the first floor accommodation with a storage cupboard below housing the Baxi combination boiler and having a window to the side elevation. Doors off the entrance hall open to the living room and to the open plan kitchen/sitting/dining room.



## LIVING ROOM

16'4 x 10'7

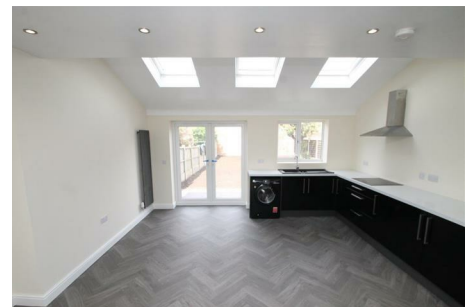
The living room features a wall mounted electric fire, a window to the front elevation with a radiator below and new carpet.



## KITCHEN/DINING/SITTING ROOM

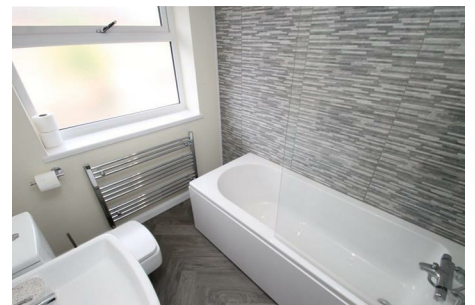
18'2 x 16'3

Installed with a brand-new fitted gloss fronted kitchen complimented by stainless steel handles. Ample work surface space houses a 1 1/2 bowl sink unit with mixer tap, integrated appliances include a stainless steel double oven, induction hob and stainless steel extractor hood, there is space and plumbing for a washing machine and fridge freezer. The vinyl flooring from the entrance hall continues though to the kitchen/dining/sitting room, also housing tower column radiators, recessed downlights and spotlights along with three skylights set within the ceiling. The window faces the rear elevation and UPVC double glazed French doors open to the rear garden.



## FIRST FLOOR LANDING

With new carpeting up the stairs and across the landing, a window facing the side elevation, access to the loft and doors off opening to all three bedrooms and the bathroom suite.



## BATHROOM

7'2" x 5'10"

Installed with a new white suite, the bathroom features a panel bath with mixer tap, a shower extension with a protective glass screen, and a pedestal wash hand basin with mixer tap. The dual flush low-level WC complements the setup. The walls are partially tiled and include chrome towel rails. The ceiling is fitted with recessed downlights, and there is a window facing the rear elevation.



## BEDROOM ONE

13'7" 10'6"

The first bedroom has recently been carpeted with a window facing the front elevation and a radiator.



## BEDROOM TWO

The second bedroom has also been installed with a new carpet with a window to the rear elevation and a radiator.



## BEDROOM THREE

8'1" x 5'9"

The third bedroom features a window to the front elevation, radiator and new carpet.



## EXTERNALLY

The front of the property is bordered by a low brick wall and features a driveway with space for several vehicles, alongside a low-maintenance gravel garden. Beside the front door is a courtesy light. Gated side access leads to a generously sized rear garden with a paved patio area, external lighting, and a water supply. The garden is enclosed by a combination of fence panels and walling.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council tax band: D £2277

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

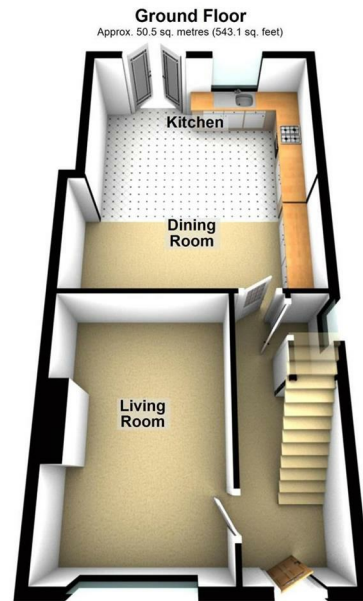
## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

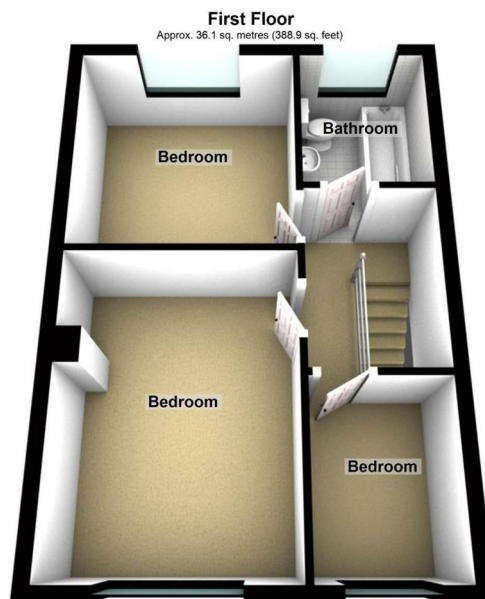
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 86.6 sq. metres (932.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	