

Town & Country

Estate & Letting Agents

Dryersfield, Boughton

Offers In Excess Of £425,000



Occupying a cul-de-sac position within the popular location of Boughton is this superior three storey, four-bedroom modern Georgian Style town house, worthy of an inspection to appreciate the well-presented versatile accommodation, having the benefit of gardens, parking, and a single garage.

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DESCRIPTION

This modern townhouse is located within a small cul-de-sac of similar homes, benefiting from UPVC double glazing and gas central heating. The property offers spacious and versatile accommodation comprising of an entrance hall, a study, cloakroom WC and a modern through kitchen diner. The first floor has a landing with the living room and principal bedroom with en suite off. The second-floor landing offers access to three further double bedrooms and a family bathroom. Externally the property is approached over a brick block driveway aside, a small, lawned garden leading to a single garage. The rear garden is of a generous proportion, predominantly lawned with shrubs, two patio areas consisting of a patio to the front and a paved patio area to the rear.



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.

DIRECTIONS

From Chester City centre proceed out in an easterly direction through the Bars at Boughton and at the Bill Smith motorbike showrooms take the right hand lane and follow the road around to the left onto the Christleton Road. Then just after the Peacock Public House turn right into Heath Lane. Follow the road down and turn right into Dryersfield. The property will be identified by our For Sale board.

ENTRANCE HALL

The property is entered via a composite double glazed front door, which opens to a mat well along with engineered oak flooring, a radiator, stairs off with spindle balustrades, rising to the first floor accommodation with a storage cupboard below. Doors

off open to the through kitchen/dining room, the study, the cloakroom WC and to the garage.

CLOAKROOM WC

Installed with a white dual flush, low-level WC along with a wash, handbasin and tiled splashback, radiator and extractor fan.



STUDY

9'11" x 5'4"

Engineered oak flooring continues in from the entrance hall to a study with a window, facing the front elevation and a radiator.



KITCHEN/DINING ROOM

18'6" x 12'10"

Installed with an array of maple style, wall, base and drawer units complemented by O' ring handles. Ample work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback's. The integrated appliances include stainless steel double oven, five ring gas hob with extractor hood above, a dishwasher, a housing cupboard for a fridge freezer and a recently installed gas boiler, space and plumbing for a washing machine. The flooring is ceramic tiled, a radiator and a window facing the rear elevation and UPVC double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Having a storage cupboard, a radiator, a door off opening to the principal bedroom and a door off opening to the living room. Stairs off with spindle balustrades, continue to the second floor landing.



LIVING ROOM

18'7" x 13'6"

With two windows facing the rear elevation framing, lovely views of the rear garden and having a radiator, featuring a central fireplace comprising an electric fire set within a marble hearth with a composite ornate surround.



PRINCIPAL BEDROOM

18'7" x 13'4"

Featuring three windows facing the front elevation, radiator, a range of fitted wardrobes, and a door of opening to the ensuite shower room.

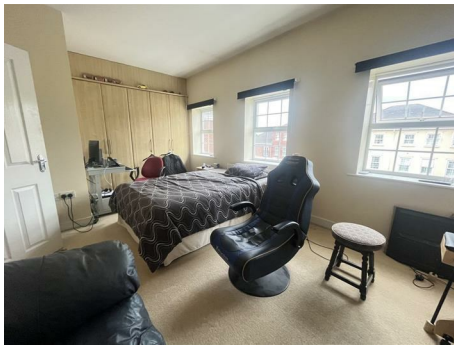


ENSUITE SHOWER ROOM

The ensuite shower room is installed with a three-piece suite, comprising a double shower enclosure with thermostatic shower and protective screen, a dual flush, low-level WC, pedestal, wash hand basin, with mixer tap, a chrome heated towel rail, extractor fan, and partially tiled walls.

SECOND FLOOR LANDING

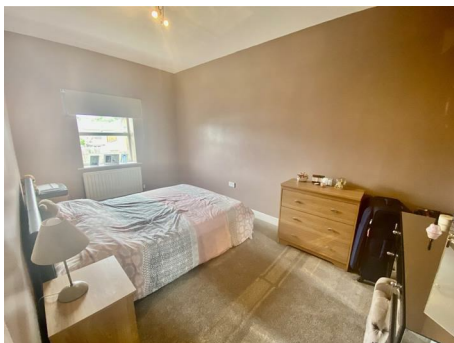
Having doors off, opening out to bedrooms, two, three and four, along with a Family bathroom, the airing cupboard and a hatch to access of the loft.



BEDROOM TWO

16'9" x 10'9"

This bedroom has three windows facing the front elevation, a range of fitted Maple style wardrobes, built in wardrobe and a radiator.



BEDROOM THREE

14'7" x 8'5"

Having a window facing the rear elevation and a radiator.

BEDROOM FOUR

11'0" x 9'11"

Also, having a window facing the rear elevation and a radiator.



BATHROOM

The bathroom is fitted with a three piece white bathroom suite, having a shower over the bath with a glass splash back screen, heated towel rail and partially tiled décor and vinyl flooring.



EXTERNALLY

The front of the property has a small lawn and shrub garden alongside a brick block driveway which leads to the garage and a canopy porch over the front door with a courtesy light. The predominantly lawned rear garden has an attractively shrugged border and two patio areas, the front patio is decked with a paved pathway leading to a second paved patio area located to the rear of the garden. The entire garden is enclosed a series of fence panels and there is an outside water supply and light.



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.

SERVICES TO PROPERTY

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

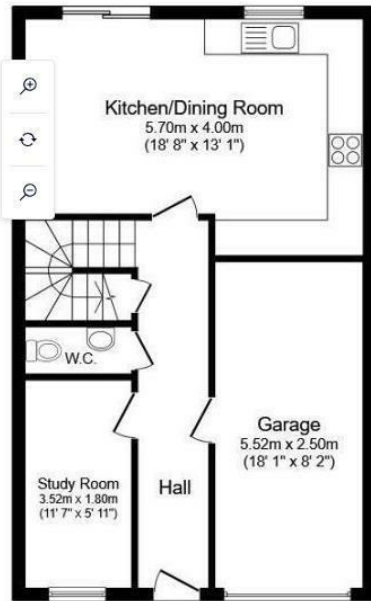
Tenure: Freehold

Council Tax Band: E

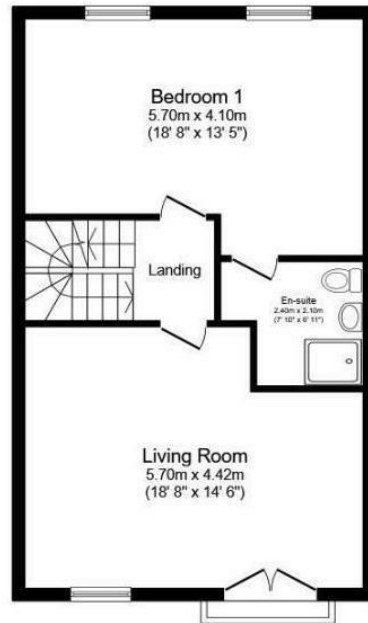
MORTGAGE SERVICES

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.

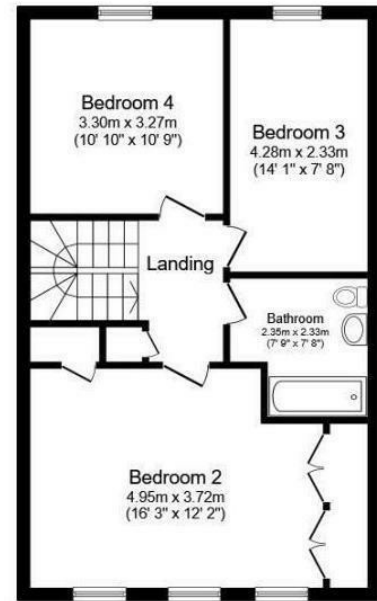
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Ground Floor



First Floor



Second Floor

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 must 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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		78	
(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	