



*Greenwood Crescent*

*Boughton*



£130,000

**(Chadwells**  
Estate & Letting Agents





*Offered For Sale With No  
Upward Chain...*





*Greenwood Crescent*





# *Welcome*

Situated in the popular village of Boughton, this three-bedroom semi-detached house offers an excellent opportunity for buyers looking to put their own stamp on a property. Whether you're a first-time buyer, investor, or developer, this home is bursting with potential. Internally the property boasts a lounge, dining room, kitchen and front and rear entrance halls to the ground floor with the first floor housing three bedrooms and a family bathroom. Requiring full renovation, this property is perfect for those seeking a project. With good transport links and schools nearby, it's also ideal for families looking to settle in a well-connected community. Don't miss out on this chance to create your dream home or next investment. Contact us today to arrange a viewing.



# Step inside...

## Entrance Hall

Accessed through a uPVC door to the front aspect, ceiling light fitting, radiator, under stairs storage space and stairs off to the first floor landing.

## Dining Room 10' 3" x 10' 1" (3.12m x 3.07m)

With uPVC window to the front aspect, radiator and rose ceiling light fitting.

## Lounge 14' 5" x 10' 4" (4.39m x 3.15m)

With a decorative electric fire having a marble effect insert, hearth and a wooden surround. French doors to the rear garden, radiator, wall and ceiling light fittings.

## Kitchen 10' 0" x 10' 0" (3.05m x 3.05m)

Fitted with a range of wall and base units with roll top worksurfaces over, inset with a stainless steel sink, drainer and mixer tap. Tiled flooring, uPVC window to the rear aspect, radiator, space and plumbing for washing machine and ceiling light fitting.

## Rear Porch 13' 0" x 4' 1" (3.96m x 1.24m)

With uPVC window to the side aspect, wooden door leading to the rear garden, laminate flooring and ceiling light fitting.

## First Floor Landing

With uPVC window to the front aspect, pendant light fitting, loft access and built in storage cupboard housing the boiler.

## Bedroom One 10' 3" x 10' 3" (3.12m x 3.12m)

With uPVC window to the front aspect, radiator and pendant light fitting.

## Bedroom Two 10' 2" x 10' 3" (3.10m x 3.12m)

With uPVC window to the rear aspect, built in storage cupboard, radiator and pendant light fitting.

## Bedroom Three 5' 10" x 10' 2" (1.78m x 3.10m)

With laminate flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

## Bathroom 8' 0" x 5' 4" (2.44m x 1.62m)

Fitted with a three piece suite comprising off bath with electric shower over, low flush WC and sink set in a vanity unit. Obscure uPVC window to the side aspect, vinyl flooring, radiator and ceiling light fitting.

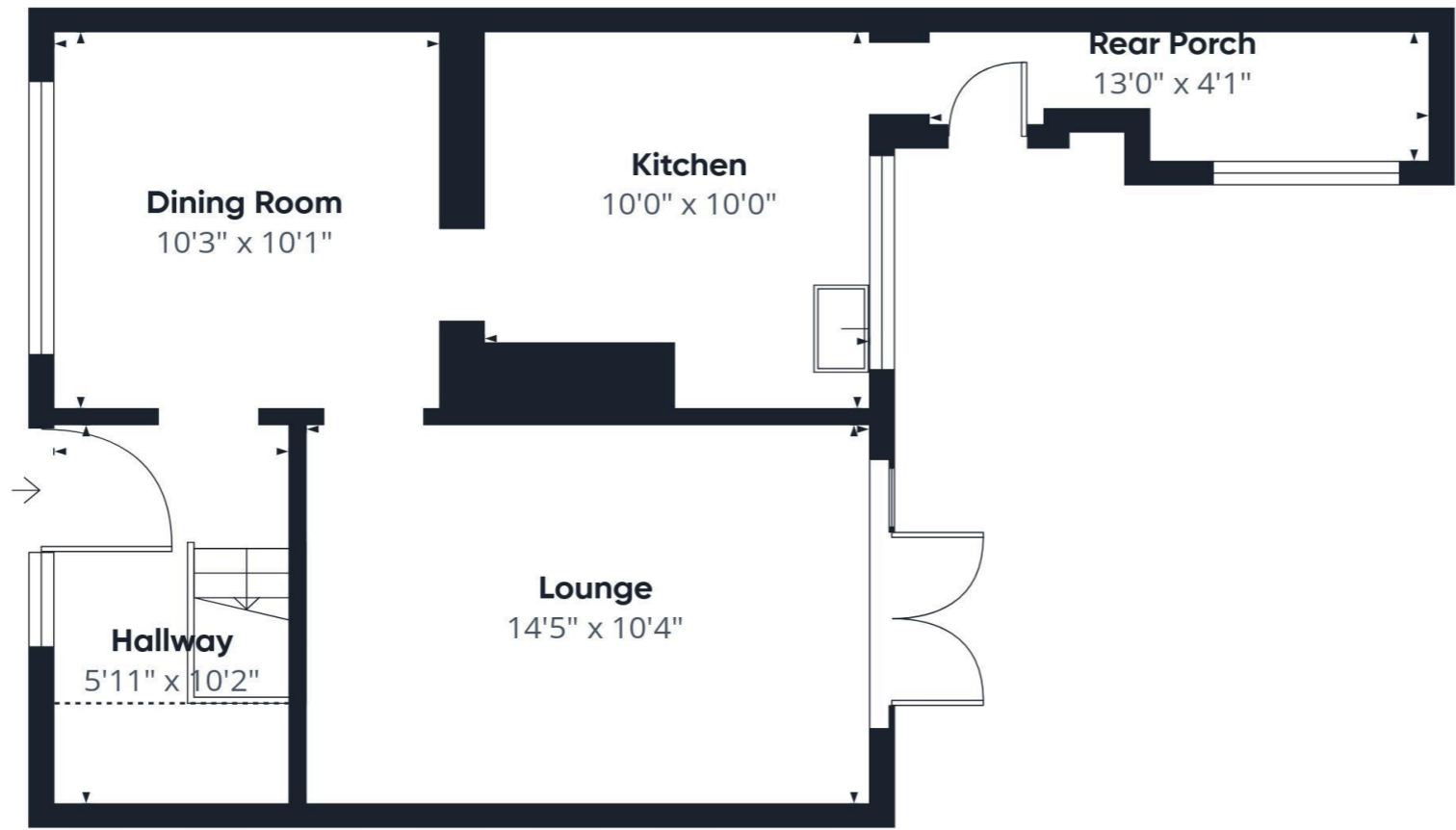
## Externally

The front of the property offers ample off road parking with the added benefit of a lawn area. To the rear of the property is a low maintenance garden which is mainly laid to slab.

## Garage

With metal up and over door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
856 ft<sup>2</sup>  
Reduced headroom  
17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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property, give us a call.

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