

CHANGING HOME



Churton Road | Boughton | Chester | CH3 5EB

£210,000

A excellent well appointed two bedroom terraced home in popular Boughton. Ideal for a first time buyer or investor.

Living room, kitchen, 2 bedrooms and bathroom. Courtyard to the side. **NO ONWARD CHAIN.** Early viewing advised.

Property Description

LOCATION

The property is set in the heart of popular Boughton very close to the canal. Chester City Centre is a short walk away. Local shops and pubs are close by. Access to the main road network and railway station is simple.

LIVING ROOM

16' 3" x 10' 8" (4.95m x 3.25m) With timber floor, radiator and fitted shelving.

KITCHEN

16' 3" x 8' 4" (4.95m x 2.54m) With an attractive range of wall and floor units. Oven, grill, hob and stainless steel extractor hood over. Recessed spotlights. Stainless steel sink unit. Washing machine, fridge, freezer and dishwasher. Extractor fan. Vertical radiator, two UPVC double glazed windows and timber floor. Door to the courtyard.

LANDING

Access to the loft.

BEDROOM 1

10' 9" x 9' 8" (3.28m x 2.95m) With UPVC double glazed window and radiator.

BEDROOM 2

8' 4" x 7' 1" (2.54m x 2.16m) With radiator and UPVC double glazed window.

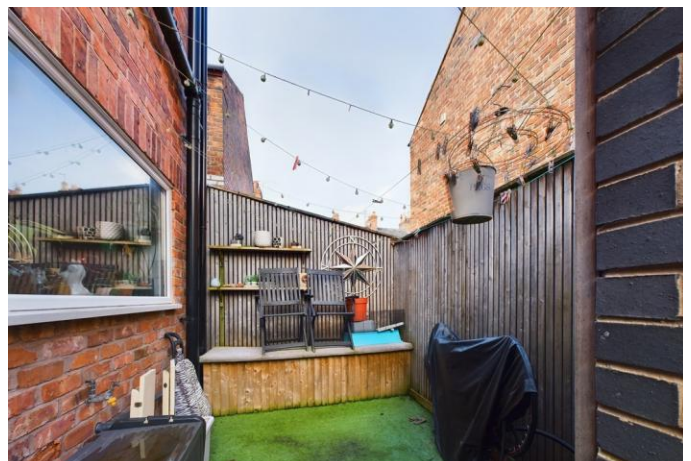
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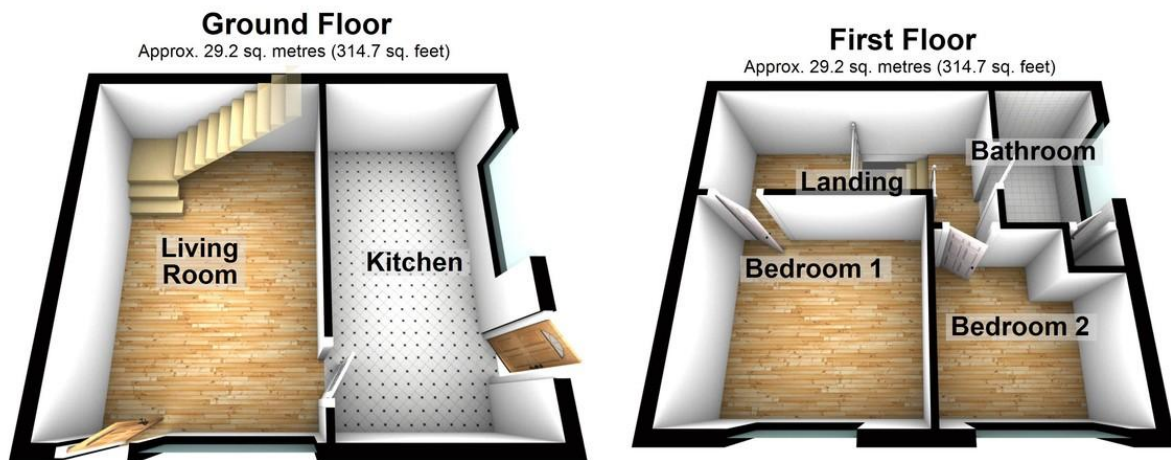
7' 6" x 5' 1" (2.29m x 1.55m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen over. Recessed spotlights, frosted UPVC double glazed window, tiled floor and tiled walls. Cupboard housing combi boiler.

COURTYARD

An enclosed courtyard garden with artificial lawn and gate to the front.







Total area: approx. 58.5 sq. metres (629.5 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements