

CHANGING HOME



Whitchurch Road | Great Boughton | Chester | CH3 5QB

£420,000

A substantial 4 bedroom detached family home within popular Boughton. The property has much character and a most attractive and very large garden to the rear and ample parking. There is the need for some internal refurbishment but this home has huge potential. NO ONWARD CHAIN. Early viewing advised.

Property Description

LOCATION

The property is set within very popular Boughton. There are shops, restaurants and pubs close at hand. Access to the main A55 is simple and Chester City Centre is within walking distance or a short drive. The property is within catchment to excellent schools.

HALL

Accessed via an original solid oak stable type front door. With an original plate rack and light fixed to the banister. Beneath the carpet is a parquet floor. radiator, large understairs cupboard and leaded window

LIVING ROOM

15' 5" into bay x 13' 0" (4.7m x 3.96m) With a picture rail, leaded bay window to the front and leaded window to the side. 3 wall light points, radiator and gas fire within the fireplace. Beneath the carpet is a parquet floor.

DINING ROOM

12' 0" x 13' 0" (3.66m x 3.96m) With radiator, picture rail and leaded window. Patio doors to the conservatory. Beneath the carpet is a parquet floor.

KITCHEN

9' 10" x 8' 11" (3m x 2.72m) With fitted floor and wall units. Stainless steel sink unit and tiled walls. Radiator and beamed ceiling. UPVC double glazed window.

CONSERVATORY

11' 10" x 11' 1" (3.61m x 3.38m) max. With UPVC double glazed windows and doors.

UTILITY ROOM

9' 0" x 5' 11" (2.74m x 1.8m) With a radiator, sink and UPVC double glazed window. Space for a washing machine and fridge.

CLOAKROOM

With a WC, frosted window and Ideal combi boiler.

LANDING

With an airing cupboard and frosted UPVC double glazed window on the half landing.

BEDROOM 1

15' 6" into bay x 13' 0" (4.72m x 3.96m) With leaded bay window.



picture rail, radiator and wash hand basin on a vanity unit.

BEDROOM 2

13' 10" x 12' 1" (4.22m x 3.68m) With picture rail, UPVC double glazed window and radiator.

BEDROOM 3

7' 7" x 7' 11" (2.31m x 2.41m) With leaded window and radiator.

BEDROOM 4

8' 11" x 6' 0" (2.72m x 1.83m) With UPVC double glazed window and radiator.

BATHROOM

With a wash hand basin on a vanity unit and large shower cubicle. Frosted UPVC double glazed window and heated towel rail.

WC

With WC and partly tiled walls.

GARAGE

A very large timber garage and workshop that has 3 windows to the side and door to the rear.

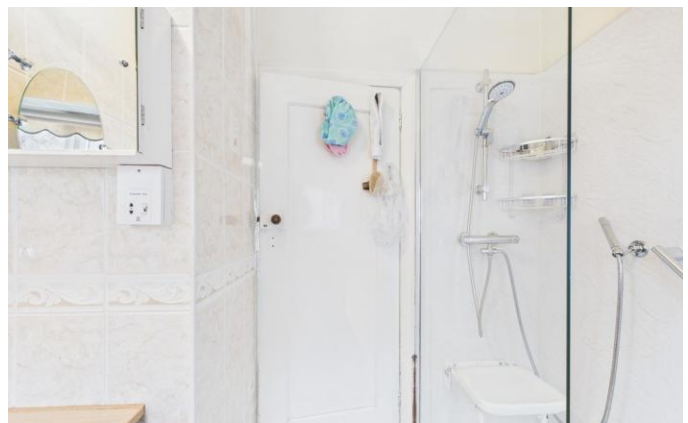
OUTSIDE

The property is set on a large plot. The front garden is elevated above Whitchurch Road with a lawn and a long sandstone paved drive leading to double gates to access the side of the property with a tap and onto the garage and rear garden.

There is then a most attractive and very big landscaped rear garden with a patio and lawns. well stocked borders with small trees, plants and shrubs.

PROPERTY NOTES

To the front elevation of the property the windows have secondary insulating windows fitted.





Tenure

Freehold

Council Tax Band

E

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

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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