

CHANGING HOME



Boundary Lane | Saltney | Chester | CH4 8PL

£187,500

A neatly presented two bedroom modern mews home within a popular part of Saltney. With off road parking and rear garden. Sold with no onward chain the property is an ideal first time buyer or investor home. UPVC double glazed, solar panels and combi fired gas central heating.

Property Description

LOCATION

The property is set within the popular location on the modern development alongside Stanley Park Drive. Access to Chester Business Park, Airbus and A55 is simple. Chester City Centre is a short drive away and is well served by regular public transport.



HALL

Accessed via a storm porch with an outside store cupboard. Composite front door, radiator and wood effect laminate floor.



LOUNGE/DINER

12' 7" x 12' 5" (3.84m x 3.78m) With coved ceiling, radiator and wood effect laminate floor. Double glazed patio doors onto the rear garden.

KITCHEN

9' 6" x 6' 4" (2.9m x 1.93m) With a range of fitted floor and wall units. Stainless steel sink unit. Wall mounted Baxi combi boiler. Ceramic hob with oven below and extractor over. Radiator, partly tiled walls and wood effect laminate floor. Space for a fridge/freezer and washing machine.



LANDING

With loft access.

BEDROOM ONE

11' 4" x 9' 3" (3.45m x 2.82m) plus wardrobes. With a fitted store cupboard and fitted wardrobes. UPVC double glazed window and radiator.

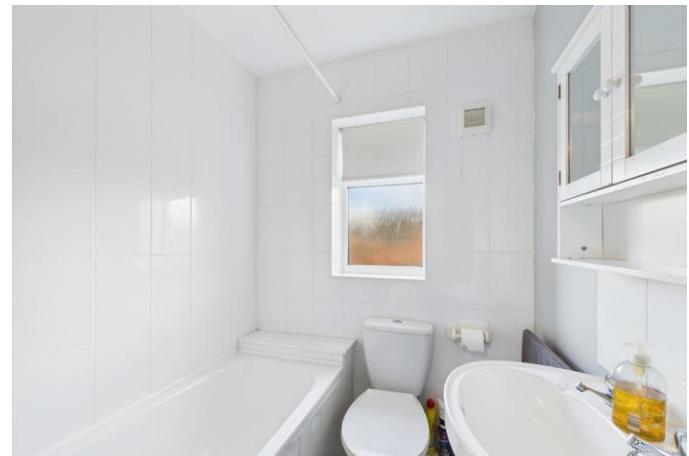


BEDROOM TWO

11' 0" x 6' 10" (3.35m x 2.08m) UPVC double glazed window and radiator.

BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m) With a white suite of a WC, wash hand basin and paneled bath with shower attachment. Partly tiled walls, extractor fan and radiator. Frosted UPVC double glazed window.



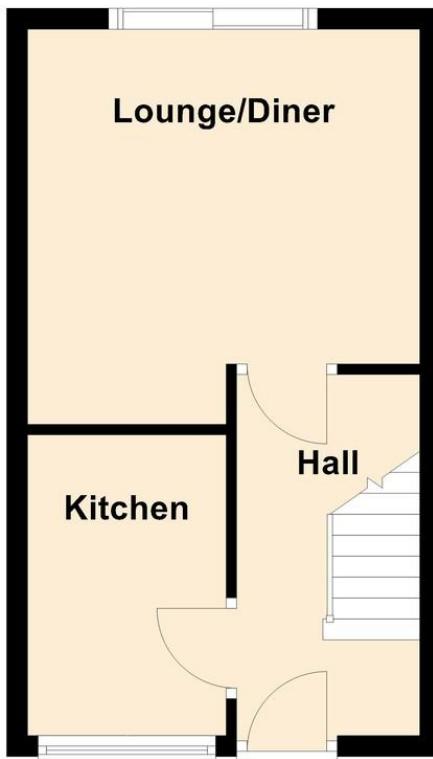
PARKING

There is allocated parking space to the side of the property.

GARDEN

To the front is a lawn. At the rear is an enclosed garden with lawn and patio. The property also has the benefit of Solar Panels owned by the vendor.

Ground Floor



First Floor



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

Contact Details

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

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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 and 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