



NORTH STREET, BOUGHTON, CHESTER

£225,000

- RECENTLY RENOVATED
- LOG BURNING STOVE
- HIGH SPECIFICATION INTERIOR
- FITTED WARDROBES
- NEWLY FITTED BOILER
- INTEGRATED APPLIANCES



NORTH STREET, BOUGHTON, CHESTER

2
BED

1
BATH

1
RECEPTION

C
EPC

Situated in a quiet backwater yet within walking distance of the city centre, this well-sized and beautifully presented two-bedroom terraced home would make an ideal first-time purchase.

North Street is located in the suburb of Boughton, situated to the east of Chester's centre. The area is a popular choice, boasting a vibrant local community and a wealth of amenities on your doorstep, while also offering close proximity to the city centre.

The property has been recently renovated to an exceptional contemporary standard, including a full rewire and the installation of a new heating system. Upon entering through the front door, the ground floor features a seamless open-plan layout, extending from front to rear. The space combines a living area, kitchen, and dining area into one. The living space benefits from a large front-facing window with plantation shutters, ensuring both privacy and a cosy atmosphere, enhanced by a log-burning stove – perfect for warming the entire house on chilly winter days.

The kitchen area is fitted with a sleek range of contemporary wall and base units, complemented by quartz worktops and integrated appliances, including a

fridge-freezer, dishwasher, washing machine, induction hob, and oven. Access to the rear yard is provided through industrial-style metal-framed French doors, which also allow for an abundance of natural light to flood the space.

A spindled staircase leads to the first floor, where the front-facing double bedroom features a bespoke solid wood fitted wardrobe built into the chimney recess. The second bedroom, situated at the rear, overlooks the yard and includes a handmade fitted wardrobe and separate drawers. Both bedrooms are fitted with plantation shutters. Between the two bedrooms lies a modern shower room, finished with fully tiled walls and flooring. The shower room features a walk-in rain shower, a vanity sink, and a WC. Additionally, there is access to a boarded loft space via a pull-down ladder, providing ample storage.

Externally, the property boasts a generously sized rear yard with a split-level landscaped patio and a back gate leading to a rear entry. The rear fence has been raised to enhance privacy from neighbouring properties. There is plentiful unrestricted off-road parking available on North Street and the surrounding roads.



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Council Tax Band: B

Local Authority: Cheshire West and Chester Council

Total Floor Area: 587 sq ft / 55 sq m

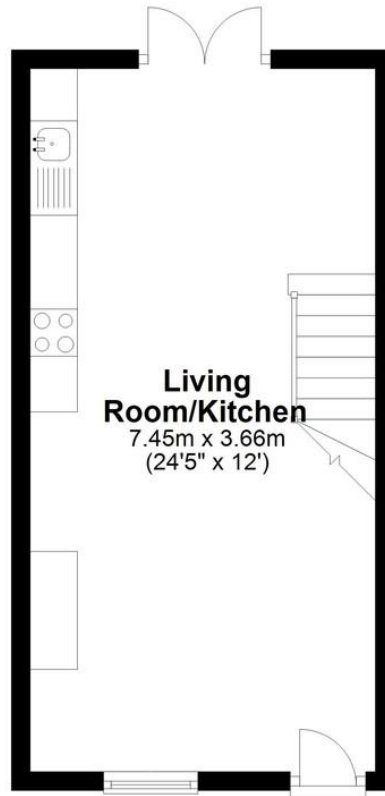
Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

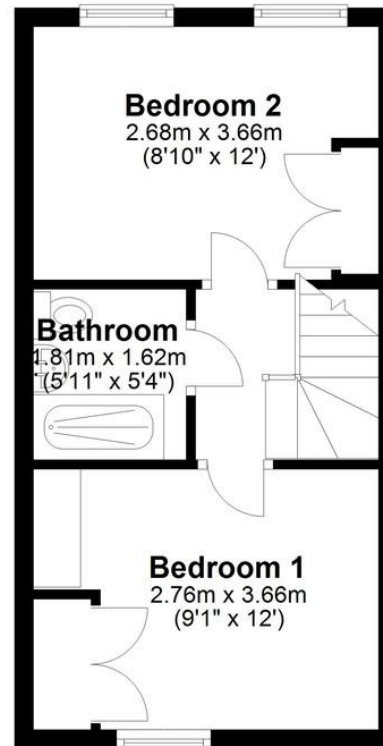
Ground Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 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 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/tenants are advised to recheck the measurements