



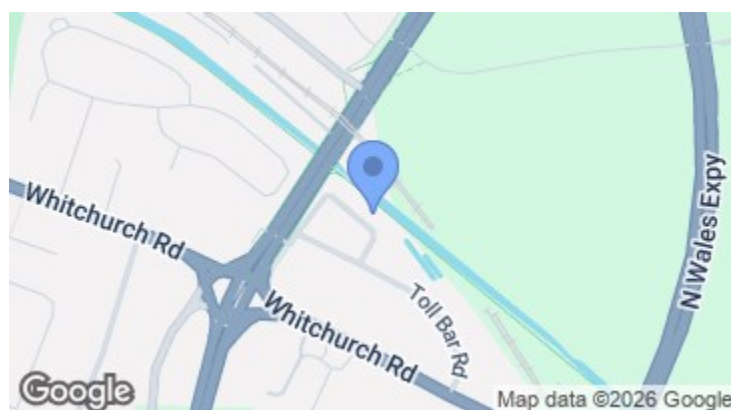
Approximate total area⁽¹⁾
981 ft²
91.3 m²



(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



18 Greystone Road
Great Boughton, Chester,
CH3 5QY

Offers Over
£300,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated on the highly sought-after Greystone Road, this three-bedroom semi-detached home offers direct access to the Shropshire Union Canal and boasts stunning waterside views. With no onward chain, this property presents an excellent opportunity for buyers seeking a home with plenty of potential in a prime location. The spacious open-plan lounge and dining area provides a welcoming space for family living and entertaining. A well-proportioned kitchen/breakfast room and adjoining sun room offer versatile ground-floor accommodation. Upstairs, there are three generous bedrooms and a family bathroom fitted with a modern three-piece white suite. Outside, the property benefits from a private rear garden, perfect for enjoying the tranquil surroundings, along with off-road parking and a garage. Gas central heating is installed throughout, and the home is ideally located for access to local schools, village amenities, and transport links into Chester.



Location

Christleton is a highly sought-after village located just a few miles from the historic city of Chester. Renowned for its scenic surroundings, charming architecture, and strong community feel, the village offers an ideal blend of rural charm and city convenience. Local amenities include a village shop, traditional pubs, a church, and well-regarded schools such as Christleton High School and Christleton Primary. The area is also popular with walkers and cyclists, thanks to its access to the Shropshire Union Canal and nearby countryside. Excellent transport links connect Christleton to Chester city centre, the A55, and national motorway networks. This peaceful yet well-connected setting makes Christleton a perfect location for families and professionals alike.



Kitchen

1.77 x 5.13 m (5'9" x 16'10")



The kitchen features a generous run of wooden work surfaces with cabinetry above and below, with space for a washing machine and a freestanding cooker. A window at the far end brings in natural light, while a door leads to a small sun room, creating a useful space for additional

storage. The kitchen floor is tiled for easy maintenance, and the walls combine painted surfaces with exposed brickwork, adding character to the room.

Lounge / Dining Room

3.46 x 3.80 m (Lounge) 3.49 x 3.78 m (Dining Room) (11'4" x 12'5" (Lounge) 11'5" x 12'4" (Dining Room))



This open-plan lounge and dining room extends from front to rear, with the lounge area at the front featuring a large window that fills the room with daylight. The dining area at the rear benefits from French doors opening onto the garden, allowing for indoor-outdoor flow and plenty of natural light. Neutral tones and a mix of carpet and wood-effect flooring throughout the space offer a warm and inviting atmosphere, perfect for relaxing or entertaining.



Bedroom 1

3.49 x 3.78 m (11'5" x 12'4")



The main bedroom provides a peaceful retreat with a large window overlooking the front of the property, allowing daylight to fill the room. Decorated in crisp white tones and carpeted flooring, the room feels fresh and airy.

Bedroom 2

3.47 x 3.81 m (11'4" x 12'5")

Bedroom 2 is a comfortable room with white walls and carpeted flooring, featuring a window that provides natural light and a view outside. Perfect as a guest room or for family members, it offers a calm, neutral space.

Bedroom 3

1.81 x 2.43 m (5'11" x 7'11")



The smallest bedroom is cosy with a single window and neutral decor. It could be used as a child's bedroom, study, or home office, providing a quiet and functional space.

Bathroom

1.9 x 2.39 m (6'3" x 7'9")



The bathroom presents a traditional suite with a bath, wash basin, and toilet. It includes a partially tiled wall area in soft blue mosaic tiles, adding a touch of colour and style. A frosted window provides natural light and privacy, while the room offers ample space for essential daily routines.

Hallway / Landing



The hallway and landing areas are bright with white walls and carpeting on the stairs and landing, creating a welcoming transition throughout the home. A window on the landing brings in daylight, and the staircase is finished with white banisters, maintaining a clean, simple look.

Rear Garden



The rear garden is a generous outdoor space featuring a lawn bordered by fencing and mature trees. There is a paved patio area adjacent to the house, ideal for seating or al fresco dining. The garden offers a private and peaceful setting with plenty of room for gardening or outdoor activities.



Garage

Complete with up and over door, power and lighting.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Viewing

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

FREEHOLD

Believed to be Freehold.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.