

## 41 Becketts Lane

Great Boughton, Chester, Cheshire, CH3 5RP

Asking Price

£325,000

**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.

A beautifully improved three-bedroom home, finished to a high standard throughout and ready to move straight into. Recent improvements include a new boiler, full re-wire, new windows, and a stylish new bathroom suite.

The property offers a spacious lounge, an open-plan kitchen diner overlooking the rear garden, and a bright conservatory providing additional living space. Upstairs are three generous double bedrooms, while externally the home benefits from a spacious garage and private rear garden.

Located in a popular area of Chester, the property is close to excellent local amenities, well-regarded schools, and convenient transport links to the city centre and surrounding areas.

## Location

Becketts Lane is situated in a popular residential area of Chester, offering a superb balance of convenience and community living. The property is within easy reach of a range of local amenities including shops, supermarkets, cafes, and well-regarded schools. Chester city centre is just a short drive away, providing an excellent selection of restaurants, bars, and retail outlets. Excellent transport links nearby include access to the A55 and M53, making commuting to Liverpool, Manchester, and North Wales straightforward. The area also benefits from nearby parks and green spaces, ideal for families and outdoor enthusiasts alike.

## Hallway



The entrance hallway is bright and spacious, featuring a wooden floor and neutral décor. A staircase with a simple white bannister leads to the upper floor, and there is ample space for coats and shoes, making a welcoming first impression of the home.

## Living Room



This inviting living room offers a comfortable space, featuring a large window that floods the room with natural light and there is wooden

flooring. The room benefits from a feature fire place which creates a focal point to the room.

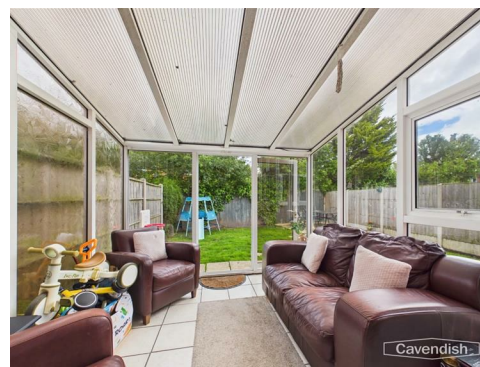
## Kitchen / Dining Room



The kitchen is thoughtfully designed with a range of white cabinets and drawers providing plenty of storage and workspace. It includes integrated appliances and space for a washing machine, while the space flows seamlessly into an adjoining dining area. The dining area is bright and airy, with patterned wallpaper adding character and French doors that open out to the garden room, bringing in natural light.



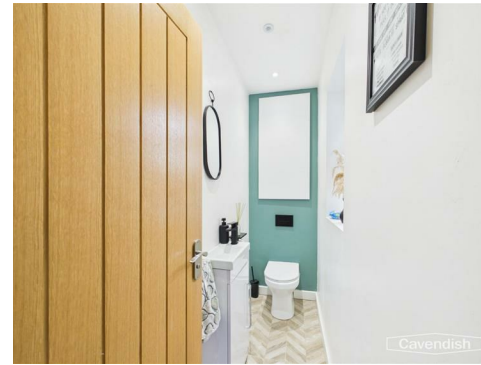
## Sun Room



This bright Sun Room is a great space to enjoy

the garden in all weather. The tiled floor and large windows create an airy feel.

## Cloakroom



This well-presented cloakroom features a modern white sink and toilet, with a smart dual-tone colour scheme that adds a contemporary touch. The room is compact but thoughtfully laid out with a wooden door and a small window to allow light in.

## Bedroom 1



This principal bedroom is spacious and features a large window overlooking the front of the property, allowing natural light to fill the room. It is equipped with built-in wardrobes and overhead storage, providing excellent storage solutions while maintaining a tidy and uncluttered appearance.

## Bedroom 2



This large bedroom benefits from natural light through a front-facing window and is a bright room that will accommodate a king size bed and additional furniture. The carpeted floor and simple décor make it a flexible space to personalise.

## Bedroom 3



A bright third bedroom with a large window overlooking the rear garden. It offers a peaceful and comfortable space and will accommodate a double bed.

## Bathroom



The bathroom is modern and stylish with a freestanding bath as its focal point. Walls are finished in large marble-effect tiles that extend

throughout the space, creating a sleek and contemporary look. A large window provides natural light, and the room includes a vanity unit with twin sinks and a toilet, combining function with elegance.



## Rear Garden



The rear garden is a well-maintained and private outdoor space, featuring a lawn bordered by fencing and mature trees at the far end. A paved patio area provides an ideal spot for outdoor furniture and dining, perfect for enjoying the outdoors and play space for children.

## Front Exterior



The frontage of the property includes a driveway

offering off-road parking space and a garage. The exterior is traditional brickwork with a bay window to the front, complementing the neighbouring homes in the street.

## 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.

## 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.

## 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.

## FREEHOLD

Believed to be Freehold but to be confirmed by purchasers solicitor.

## Solar Panels

Leased