

4 Bachelors Lane, Boughton, Chester, CH3 5XE

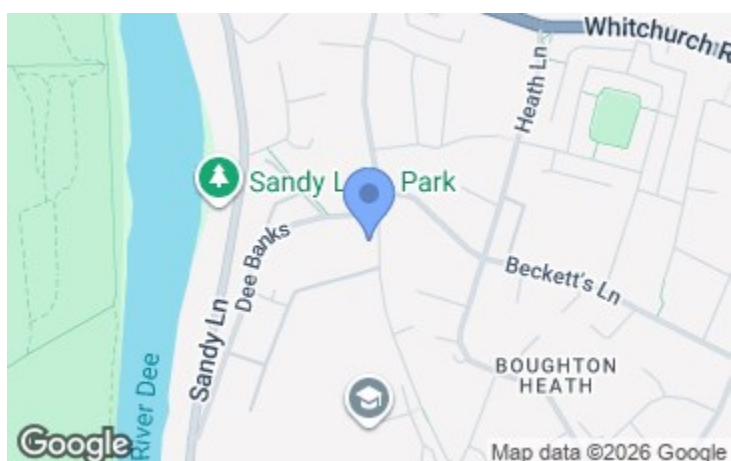
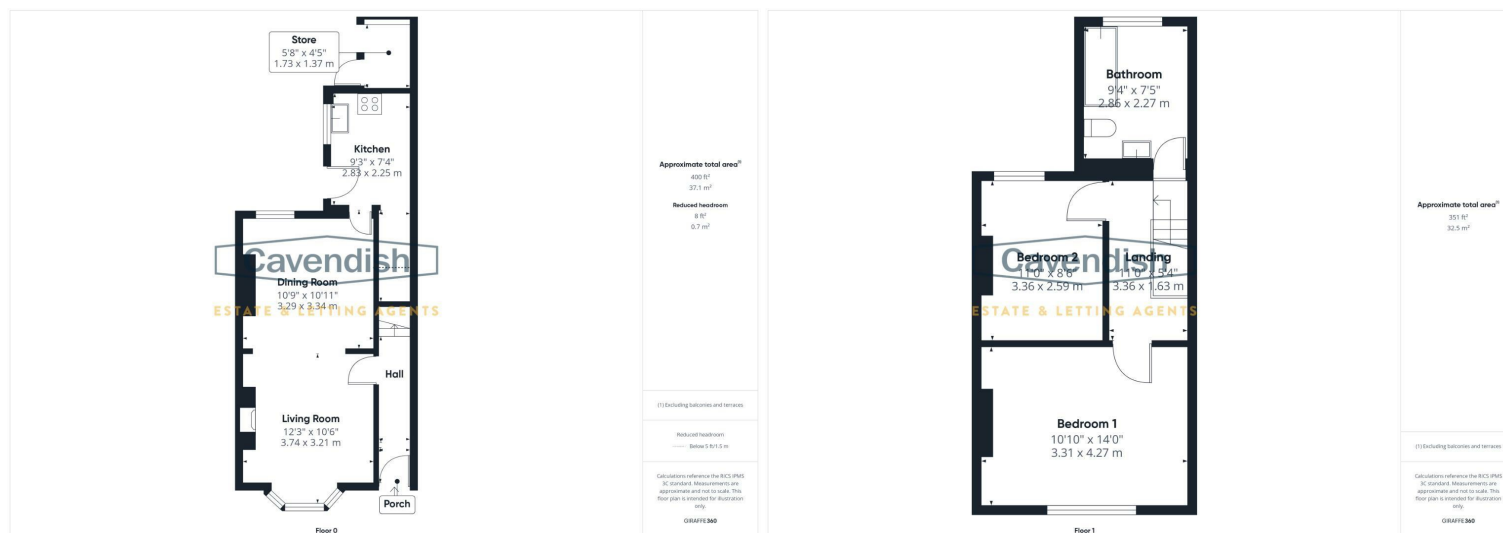
Cavendish
ESTATE AGENTS

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	64
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	64
(81-91) B	
(69-80) C	
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4 Bachelors Lane

Boughton, Chester,
CH3 5XE

Price
£260,000

* HIGHLY DESIRABLE LOCATION * NO ONWARD CHAIN * DELIGHTFUL GARDEN TO THE REAR. An attractive two bedroom terraced cottage style property ideally situated along Bachelors Lane just off Stocks Lane and Dee Banks in Boughton. Bachelors lane is ideally situated within a short walk of the River on Sandy Lane, and within easy reach of the city centre. The accommodation briefly comprises: entrance vestibule, hallway, living room with bay window and cast-iron fireplace with slate hearth, dining room with laminate wood effect flooring, fitted kitchen with integrated cooking appliances, landing with spindled balustrade, bedroom one with fitted wardrobes, bedroom two with fitted desk top and spacious bathroom with modern white suite. The property benefits from gas fired central heating with a modern Worcester combination condensing boiler. Externally, there is a small garden at the front with low brick wall and gated pathway. To the rear the garden is a particular feature being enclosed and laid to lawn with a flagged patio, decorative stone, and useful brick-built store. There is no onward chain involved in the sale of this property.



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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.

LOCATION

The property is conveniently situated in Boughton which provides three parades with a wide range of shops for every day needs including a newsagents and post office, two butchers, a Co-op food store, and a number of takeaway outlets. Waitrose and Aldi are within walking distance and there is a Sainsburys superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both within walking distance. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:

PORCH



Canopy porch with outside light and wooden panelled entrance door with fan glazed insert to the entrance vestibule.

ENTRANCE VESTIBULE

Quarry tiled floor. Doorway to hallway.

HALLWAY



Single radiator, laminate wood strip flooring, ceiling light point, internal glazed block feature window, wall cupboard housing the electrical consumer board and electric meter, thermostatic heating controls, and staircase to the first floor. Wooden panelled door with glazed inserts to the living room.

LIVING ROOM

3.23m plus bay window x 3.18m (10'7" plus bay window x 10'5")



Sash bay window with fitted blinds overlooking the front, telephone master socket, cupboard housing the gas meter, ceiling light point, mains connected carbon monoxide alarm, double radiator with thermostat, chimney breast with cast-iron fireplace and slate hearth, and fitted storage unit to recess. Opening to the dining room.



DINING ROOM

3.33m x 3.30m (10'11" x 10'10")



Ceiling light point, laminate wood strip flooring, double radiator with thermostat, and sash window to rear. Wooden panelled door with glazed inserts to the kitchen.

KITCHEN

2.84m x 2.21m (9'4" x 7'3")



Fitted with a range of base and wall level units with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring touch control ceramic hob with extractor above, and built-in electric fan assisted oven and grill, plumbing and space for washing machine, space for tall fridge/freezer, fitted shelving, two built-in wine racks, ceiling light point, double radiator with thermostat, slate tiled floor, single glazed window to side, and glazed door to outside. Doorway to understairs storage cupboard.

UNDERSTAIRS STORAGE CUPBOARD

2.34m x 0.86m (7'8" x 2'10")

Fitted shelving, double power point, ceiling light point, and slate tiled floor.

LANDING

3.38m x 1.63m (11'1" x 5'4")



Spindled balustrade, ceiling light point, mains connected smoke alarm, single radiator with thermostat, and access to loft space. Wooden panelled doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

4.27m x 3.25m (14' x 10'8")



Sealed unit double glazed window overlooking the front, ceiling light point, double radiator with thermostat, and fitted wardrobe with hanging rails and shelving.

BEDROOM TWO

3.35m x 2.62m (11' x 8'7")



Sash window to rear, ceiling light point, double radiator with thermostat, and fitted desk top with shelving above.

BATHROOM

2.84m x 2.26m (9'4" x 7'5")



White suite comprising: panelled bath with wall mounted mixer shower over; pedestal wash hand basin; and low level dual-flush WC. Fitted cupboard housing a Worcester Greenstar condensing combi boiler, linen cupboard with slatted shelving, recessed LED ceiling spotlights, double radiator with thermostat, vinyl tile effect flooring, fitted wall mirror, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a small easy to maintain garden with low brick built boundary wall and gated pathway to the porch.

OUTSIDE REAR



To the rear there is a delightful garden with lawn, stocked border, flagged patio and decorative stone, being enclosed by wooden fencing with mature shrubs and trees. Attached to the rear of the house is a useful store. There is a pedestrian access available to the rear via a right of way with no.2 Bachelors Lane.



STORE

1.68m x 1.27m (5'6" x 4'2")
Brick-built store.

DIRECTIONS

Proceed out of the City through Boughton and at the new Rightway store turn right and then immediately left onto the Christleton Road. Then take the first turning right into Stocks Lane. Follow Stocks Lane, past the bowling green, and take the turning left after Becketts Lane into Bachelors Lane. The property will then be observed on the right hand side.

TENURE

* Tenure - Freehold, purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester County Council.

AGENTS NOTES

* The property is located within the Dee Banks (Chester) Conservation Area.

* Services - Mains gas, electricity, water and drainage are connected.

***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.

***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.

***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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW