



16 Filkins Lane, Chester

£315,000

SUPERB 3 BEDROOM TERRACE HOME • RECENTLY REFURBISHED AND NOW BEAUTIFULLY APPOINTED • FULL OF CHARACTER FEATURES
 • SURPRISINGLY SPACIOUS • GREAT LOCATION WITHIN BOUGHTON • LARGE REAR COURTYARD • DOWNSTAIRS CLOAKROOM •
 INTERNAL VIEWING A MUST

Superb refurbished three bedroom end terrace in Boughton. Spacious, stylish interior with period features, modern kitchen, toilet & cloakroom, and bathroom. Close to amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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LOCATION

Boughton is set on the eastern side of the City. There are local shops and public houses close at hand. Chester City Centre is within walking distance along the canal. Access to the main road network is simple.

LIVING ROOM

11' 2" x 12' 0" (3.40m x 3.66m)

With an attractive feature fireplace with slate hearth and timber mantle. Ceiling cornice and 2 wall light points. Radiator and UPVC double glazed window.

DINING ROOM

11' 6" x 12' 3" (3.50m x 3.73m)

With cast iron feature fireplace. Radiator and UPVC double glazed window. fitted timber shelving and cupboards. Wood effect laminate floor.

HALL

Accessed via a composite front door and with a superb Mynton tiled floor. Ceiling cornice and radiator.

KITCHEN

14' 1" x 7' 5" (4.29m x 2.26m)

With a range of fitted floor and wall units. Sink unit. Integral fridge/freezer, washing machine and dishwasher. Ceramic hob with oven below and stainless steel extractor hood over. Spotlights, radiator and wood effect laminate floor. UPVC double glazed window and door to the rear courtyard.

WC & CLOAKROOM

Accessed via a storage area and with a white suite of a WC and wash hand basin . Extractor fan and wood effect laminate floor.

LANDING

With loft access.

BEDROOM 1

11' 10" x 14' 10" (3.61m x 4.52m)

With radiator and UPVC double glazed window.

BEDROOM 2

12' 4" x 8' 11" (3.76m x 2.72m)

With radiator and UPVC double glazed window.

BEDROOM 3

7' 10" x 6' 10" (2.39m x 2.08m)

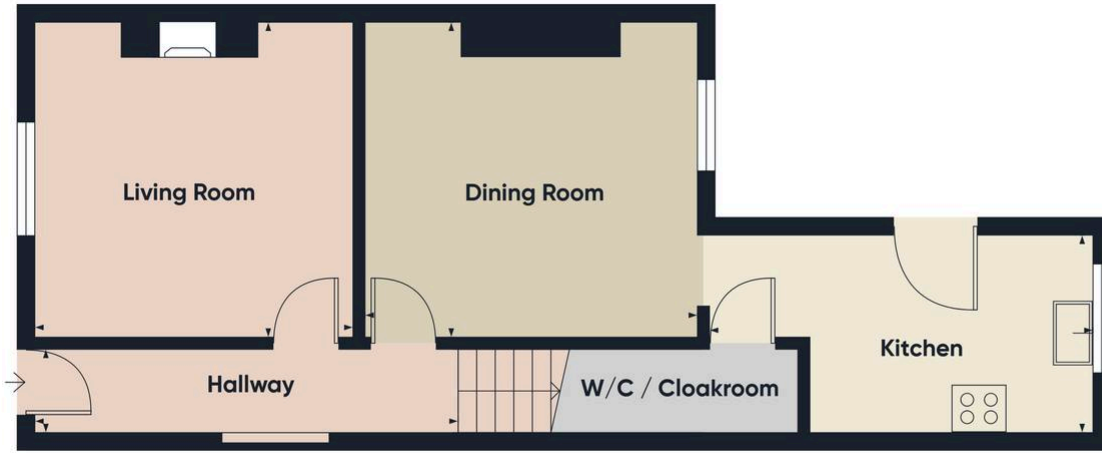
With radiator and UPVC double glazed window.

BATHROOM

With a white suite of a WC, wash hand basin on a vanity unit and large shower cubicle. partly tiled walls, heated towel rail and extractor fan. Frosted UPVC double glazed window.

OUTSIDE

To the front is a small low maintenance garden. A path and gate at the side of the property leads to the rear garden. The rear garden is a large walled courtyard with tap and shed fitted with shelving.



Floor 0

Approximate total area⁽¹⁾
81.6 m²



Floor 1

(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.

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