



NORTH STREET, BOUGHTON, CHESTER

£225,000

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

DWELL

NORTH STREET, BOUGHTON, CHESTER

2
BED

1
BATH

1
RECEPTION

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.





DWELL
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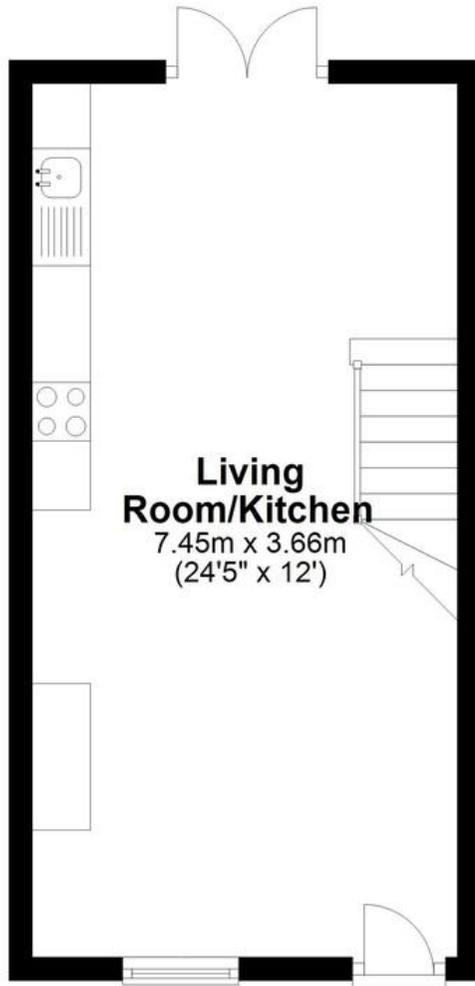




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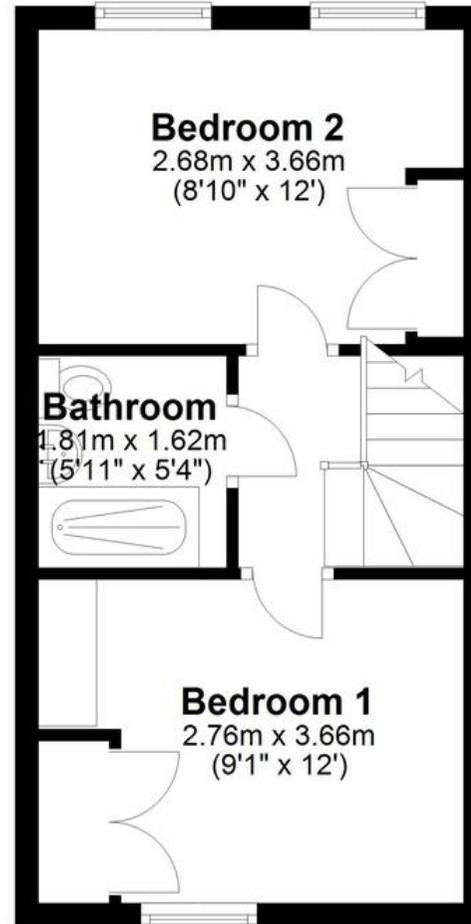
Ground Floor

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)

TOTAL FLOOR AREA 587 sq ft / 55 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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