



For Sale

£195,000



- NO ONWARD CHAIN INVOLVED
- Mature Mid Terraced Property
- Two Double Bedrooms
- Lounge/Dining Area
- EXCELLENT BUY TO LET HOME

- Gas Fired Central Heating
- Double Glazing
- Fitted Kitchen/Bathroom
- IDEAL FIRST 'time' BUYER HOME
- POPULAR LOCATION

**Churton Road
Chester, CH3 5EB**

Property Description

This two double bedroom mature terraced property would be an ideal home for a first-time buyer looking for their home or an investor increasing their buy to let portfolio. The property has been tastefully decorated throughout with new carpets and flooring to the bathroom and kitchen. The home offers deceptively spacious accommodation on both floors and offers the full benefits of gas fired central heating, double glazing, fitted kitchen and bathroom and externally there is an enclosed flagged courtyard with pleasant view from the second bedroom looking out over the canal. NO ONWARD CHAIN INVOLVED, VIEWINGS AVAILABLE SEVEN DAYS A WEEK.



Location

Located on the East side of Chester within the popular residential area of Boughton which offers a good selection of shops, public houses, schooling for both secondary and primary education. The property is a stone's throw away from the canal offering pleasant walks into the historical City of Chester which hosts a vast range of trendy restaurants, wine bars and extensive shopping. For the busy commuter the location is perfect for easy access to the motorway networks.



Entrance Vestibule

Partly glazed timber panelled entrance door with window above

Entrance Hall

Stairs to first floor, central heating radiator

Lounge/dining Area

Lounge: 10.99' x 12.07' (3.35m x 3.68m)

Measured maximum in width. Double glazed window to front elevation, central heating radiator, brick feature fireplace timber mantle, gas and electric meters.

Dining Area : 13.02' x 14.37' (3.97m x 4.38m)

Measured maximum into recess. Double glazed window to the rear elevation, central heating radiator, recess with tiling and brick feature, large understairs storage cupboard.

Kitchen : 9.25' x 6.82' (2.82m x 2.08m)

Fitted kitchen comprising of a range of eye level and base units with complimentary work tops incorporating stainless steel drainer sink unit with lever taps, built in oven and hob with extractor above, central heating radiator, plumbing for washing machine, part tiled to walls, vinyl floor covering, wall mounted Glow Worm central heating boiler, double glazed window to the side elevation, partly double glazed timber door to the rear courtyard.

Landing

Access to loft.

Bedroom 1: 14.83' x 11.98' (4.52m x 3.65m)

Measured maximum in width. Double glazed window to the front elevation, central heating radiator

Bedroom 2: 13.19' x 8.89' (4.02m x 2.71m)

Double glazed window to the rear elevation, central heating radiator

Bathroom: 9.22' x 6.76' (2.81m x 2.06m)

Fitted bathroom suite comprising of panelled bath with Mira 415 shower over with shower screen, pedestal wash hand basin, low level w.c, central heating radiator, partly double glazed tiled to walls, double glazed window to the side elevation, cushioned floor covering.

Externally

To the rear of the property there is an enclosed flagged courtyard with small border and timber gate to shared pathway.

Thinking of Sell

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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