



27 Barley Croft
Great Boughton, Chester,
CH3 5SP

Price
£290,000

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.

* EXTENDED DETACHED BUNGALOW * PLEASANT CUL-DE-SAC POSITION * NO ONWARD CHAIN. A modern two bedroom detached bungalow forming part of a small cul-de-sac off Whites Meadow in the popular suburb of Great Boughton. The accommodation briefly comprises: entrance porch, entrance hallway with built-in cupboard housing a Worcester gas fired central heating boiler, kitchen, large living/dining room with French door and sliding patio doors to the rear garden, bedroom one with dressing area and fitted wardrobes, bedroom two with fitted triple wardrobe and a modern shower room. Externally there is a block paved area at the front with shrubbery and an imprinted concrete driveway at the side leading to a car port. To the rear there is an enclosed garden with flagged patio, covered seating area and decorative stone. There is no onward chain involved in the sale of this property.



LOCATION

The property is conveniently situated close to Boughton which provides three parades with a wide range of shops for every day needs including a post office, two butchers, a fruit and veg farm shop, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Waitrose and Aldi are within easy walking distance and there is a Sainsbury's 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**

1.78m x 1.09m (5'10" x 3'7")

UPVC double glazed entrance porch with UPVC double glazed entrance door, and two cupboards housing the gas meter, electric meter and electrical consumer board. UPVC double glazed door to the entrance hall.

ENTRANCE HALL

Double radiator with thermostat, ceiling light point, built-in cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, access to loft space, thermostatic heating controls, and wood strip flooring. Wide opening to the kitchen, glazed door to the living room/dining room, and doors to bedroom one, bedroom two and shower room.

KITCHEN

2.92m x 2.62m (9'7" x 8'7")



Fitted with a modern range of shaker style base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring ceramic electric hob with extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, space for tall fridge/freezer, wood strip flooring, ceiling light point, and UPVC double glazed window to front,

LIVING/DINING ROOM

5.69m max x 4.90m max (18'8" max x 16'1" max)



A large and extended reception room with UPVC double glazed sliding patio doors and UPVC double glazed French door to the garden, three ceiling light points, double radiator with thermostat, single radiator with thermostat, TV aerial point, and a feature composite stone fireplace and hearth housing a 'Living Flame' coal-effect enclosed remote controlled gas fire.

**BEDROOM ONE**

3.35m x 3.23m (11' x 10'7")



Ceiling light point, double radiator with thermostat, and wood strip flooring. Archway opening to dressing area.

DRESSING AREA

2.18m x 2.74m into wardrobe (7'2" x 9' into wardrobe)



Full height fitted triple wardrobe with hanging space and shelving, ceiling light point, wood strip flooring, UPVC double glazed window, and UPVC double glazed French doors to the garden.

BEDROOM TWO

2.62m x 2.36m (8'7" x 7'9")



Full height triple wardrobe with hanging space and shelving, single radiator, ceiling light point, wood strip flooring, and UPVC double glazed window overlooking the front.

SHOWER ROOM

1.80m x 1.75m (5'11" x 5'9")



Modern white suite comprising: tiled shower enclosure with Aqualisa shower and curved glazed sliding door; wall mounted wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Fully tiled walls, chrome ladder style towel radiator, vinyl stone tile effect flooring, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

The property forms part of a small cul de sac. To the front there is a block paved area with shrubbery and an imprinted concrete driveway at the side leading to a car port. Outside

water tap. External double power point to side. A gate at the side provides access to the rear garden,

OUTSIDE REAR

To the rear there is an Indian stone flagged patio and covered seating area together with decorative stone, mature shrubbery and trees, outside light, and water butt.

**DIRECTIONS**

From the city centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout take the fourth exit into Caldley Valley Road. Follow the road, passing Sainsbury's on the left hand side, and at the mini-roundabout proceed straight across. Then take the second turning right into Whites Meadow. Follow Whites Meadow around The Green, and take the turning right into Barley Croft. At the fork in the road bear left and the property will then be found towards the top of the cul-de-sac on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENTS NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification

documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW