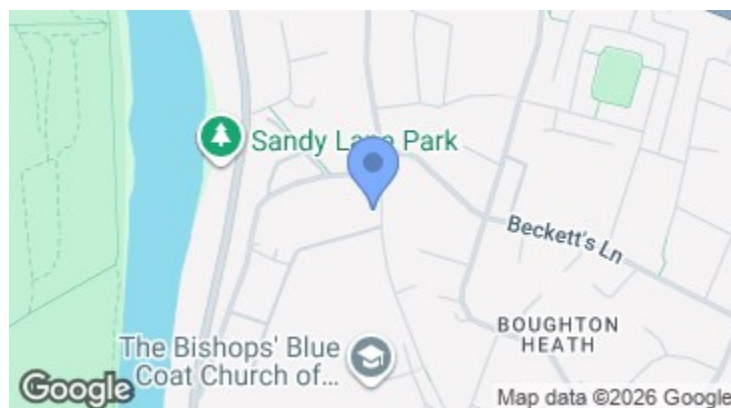


10 Bachelors Lane, Boughton, Chester, CH3 5XE



Total area: approx. 76.8 sq. metres (826.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
	72
Very energy efficient - lower running costs	
(92 plus) A	
(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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(13-20) F	
(1-12) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



10 Bachelors Lane
Boughton, Chester,
CH3 5XE

Price
£285,000

* CHARMING SEMI-DETACHED COTTAGE * HIGHLY DESIRABLE LOCATION. An attractive two bedroom semi-detached cottage 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 and hallway with black and white tiled floor, living room with decorative cast-iron fireplace, exposed wooden floorboards and feature bay window overlooking the front, separate dining room with cast-iron fireplace and door leading through to the kitchen, first floor landing, bedroom one with decorative cast-iron fireplace and sash window overlooking the front, bedroom two with fitted wardrobe and sash window to rear, and spacious bathroom with shower over the bath and airing cupboard. The loft area has also been converted into a useful storage area having been fully boarded with light point and accessed via a fold down wooden ladder. The property benefits from gas fired central heating. Externally, there is a lawned garden at the front enclosed by wooden picket fencing and metal railings and a gated brick set pathway to the entrance door. To the rear there is a delightful garden laid to lawn with mature shrubbery and trees, a flagged patio and useful garden store. There is no onward chain involved in the sale of this property.

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.



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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:

CANOPY PORCH

Wooden panelled entrance door with glazed inserts to the entrance vestibule.

ENTRANCE VESTIBULE

0.91m x 0.94m (3' x 3'1")

Black and white tiled floor, hanging for cloaks, and coved ceiling. Doorway opening to the entrance hall.

ENTRANCE HALL



Coved ceiling, ceiling light point, single radiator with thermostat, black and white tiled floor, and staircase to the first floor. Wooden panelled doors to the living room and dining room.

LIVING ROOM

4.04m into bay x 3.15m (13'3" into bay x 10'4")



Feature bay window with decorative coloured glass upper sections overlooking Bachelors Lane, coved ceiling with ceiling light point, exposed wooden floorboards, double radiator with thermostat, cupboard housing the gas meter, cupboard housing the electric meter and electrical consumer board, and chimney breast with decorative cast-iron fireplace and slate hearth (gas fire disconnected).

DINING ROOM

3.61m x 3.38m (11'10" x 11'1")



Sash window to rear, chimney breast with decorative cast-iron fireplace and display shelving to recess, laminate wood strip flooring, coved ceiling, ceiling light point, and double radiator. Stripped wooden panelled door to the kitchen.

KITCHEN

2.74m x 2.51m (9' x 8'3")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface

areas. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, single radiator with thermostat, wooden panelled ceiling with spotlighting, wall mounted Glow Worm Fuel Saver MK II gas fired central heating boiler, laminate wood strip flooring, door to built-in understairs storage cupboard, single glazed window to side, and part-glazed door to outside.

BUILT-IN UNDERSTAIRS STORAGE CUPBOARD

Space for tall fridge/freezer, and fitted shelving.

FIRST FLOOR LANDING



With spindled balustrade, smoke alarm, ceiling light point, wooden panelled ceiling, access to useful boarded loft area with light and retractable wooden ladder. Wooden panelled doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

4.29m x 3.38m (14'1" x 11'1")



Sash window overlooking the front, ceiling light point, picture rails, single radiator, and chimney breast with decorative cast-iron fireplace.

BEDROOM TWO

3.68m x 2.74m (12'1" x 9')



Sash window overlooking the rear, ceiling light point, double radiator with thermostat, and fitted wardrobe with hanging rail, shelf and storage cupboard above.

BATHROOM

2.82m x 2.57m (9'3" x 8'5")



White suite comprising: panelled bath with Mira electric shower over and glazed shower screen; pedestal wash hand basin with tiled splashback; and low level WC. Wall tiling to bath and shower area, airing cupboard housing the hot water cylinder and immersion heater with storage cupboard above, three ceiling spotlights, access to roof space, single radiator, exposed wooden floorboards, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden enclosed by wooden picket fencing and low brick walling with metal railings. A brick set pathway leads to the entrance door. A gated pathway at the side provides access to the rear garden.



REAR GARDEN



To the rear there is a lawned garden with mature shrubbery and trees and a flagged patio being enclosed by wooden fencing and brick wall. Pedestrian access is available via the side of the house. Useful bin storage area. Attached to the rear of the property there is also a useful garden store. Outside water tap.



GARDEN STORE

2.18m x 1.47m (7'2" x 4'10")

With light point.



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 C - Cheshire West and Chester County Council.

AGENT'S NOTES

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

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

* The property is on a water meter.

*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