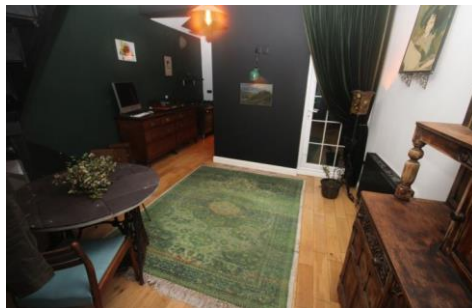




For Sale

£250,000



- Character Home
- Stylish & Well Presented
- VIEWING HIGH RECOMMENDED
- Sought After Location
- Close to City/Local Shop/Schools

- Two Double Bedrooms
- Stripped Floorboards to Receptions
- Gas Fired Central Heating
- Large Four Piece Bathroom Suite
- Ideal for Holiday Let Investment

**Becketts Lane
Boughton, Chester, CH3 5RN**

Property Description

Ashton and Grosvenor Estate Agents are delighted to offer to the market place this most charming character two double bedroom home where only an inspection can appreciate this beautiful and stylish home which would make a purchase buy for a first time buyer, professional couple, holiday let which would make a great investment. The home offers the full benefits of gas fired central heating, stripped floorboards to the reception areas with multi fuel log burner, unique character kitchen, large four piece bathroom suite with separate shower cubicle and roll top bath, enclosed courtyard area to the rear. **EARLY INSPECTION STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.**

Location

Boughton is a sought after and popular residential area offering a good selection of shops, public houses, schooling for both primary and secondary education, delightful walks to the river and very accessible to the historical City Centre. There is regular public transport and is a great place to live for the busy commuter looking to gain access to all the major Towns and Cities.



Lounge/dining Area

Lounge: 12.20' x 11.35' (3.72m x 3.46m)

Entrance via recessed porch with timber entrance door with window above leading into the lounge, central heating radiator, window to the front elevation, stripped floorboards, recess incorporating multi fuel burner set on hearth.

Dining Area: 12.34' x 10.53' (3.76m x 3.21m)

Stripped floorboards, stairs to the first floor, upvc door to the rear, central heating radiator, exposed feature brick.

Kitchen: 8.63' x 7.91' (2.63m x 2.41m)

Comprising of feature complimentary concrete worktop incorporating circular sink with lever tap with base unit below, gas cooker point, plumbing for washing machine and dishwasher, space for fridge freezer, fitted shelves, Velux window.

Bathroom : 8.99' x 8.60' (2.74m x 2.62m)

Large four piece bathroom suite comprising of roll top bath, pedestal wash hand basin, low level w.c with top flush, walk in shower cubicle with decorative pebbles and stone slab with fitted shower, brass finished towel rail, marble effect tiling to floor, concealed lighting, upvc door to the garden.

Landing

Bedroom 1: 12.37' x 7.71' (3.77m x 2.35m)

2 Double glazed windows to the rear elevation, central heating radiator.

Bedroom 2: 12.27' x 11.81' (3.74m x 3.60m)

Sash window to the front elevation, central heating radiator, two feature beams.

Externally

There is an enclosed courtyard area to the rear with brick paved area and decorative gravel and there is a timber gate to shared pedestrian access and in the agents, opinion offers a great deal of privacy.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Thinking of Selling

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

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

Ashton & Grosvenor give notice to anyone reading these particulars that:
 (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole