



For Sale £300,000 Guide Price



- Mature Semi-Detached Home
- Three Bedrooms
- Deceptively Spacious
- Established Location
- NO ONWARD CHAIN INVOLVED
- Excellent School Catchment Area
- Two Separate Reception Rooms
- Close to City Centre/Local Shops
- Gardens/Driveway
- EARLY INSPECTION ADVISED

**Manor Drive
Great Boughton, CH3 5QN**

Property Description

OPEN HOUSE VIEWING 3.15PM - 4.15PM
SUNDAY 29TH OCTOBER 2023. Ashton and Grosvenor Independent Estate Agents are delighted to announce to the market place this mature and deceptively spacious three bedroom semi-detached home which offers a delightful outlook to the rear backing onto the Shropshire union canal. The property offers a great deal of potential and in brief detail the accommodation comprises of Entrance hall accessed via storm porch, lounge, dining room, kitchen, leading to the first floor the bedrooms and fitted white bathroom suite and the property is majority double glazing with gas fired central heating. **NO ONWARD CHAIN INVOLVED, EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.**

Location

Great Boughton is a popular and established location to live making it perfect for a family who are searching for a good catchment area for good schools for all ages, professional couple looking for easy access into the historical City of Chester or good transport links but also ideal as an investment opportunity with excellent potential. The local area offers a good selection of shops positioned along Whitchurch road and offers all different styles of homes making it a unique place to live.



Entrance Hall

Entrance via storm porch with tiled step, upvc door with double glazed side panels leading into the reception hallway, stairs to the first floor, central heating radiator, under stairs storage cupboard housing gas and electric meters with fitted shelving and double-glazed window.

Lounge: 14.30' x 10.99' (4.36m x 3.35m)

Double glazed window to the front elevation, central heating radiator.

Dining Room: 13.39' x 10.99' (4.08m x 3.35m)

Fitted shelving to recesses, central heating radiator, single glazed window looking into conservatory.

Conservatory: 7.38' x 8.76' (2.25m x 2.67m)

Comprising of double-glazed windows, laminated wood effect flooring, upvc door gaining access to the garden.

Kitchen: 13.52' x 7.87' (4.12m x 2.40m)

Comprising of a range of fitted eye level and base units with complimentary work tops incorporating stainless steel drainer sink unit, gas cooker point, plumbing for washing machine, central heating radiator, double glazed windows to the side and rear elevations, wall mounted central heating boiler.

Landing

Access to loft.

Bedroom 1: 14.30' x 11.02' (4.36m x 3.36m)

Double glazed window to the front elevation, central heating radiator, storage cupboard.

Bedroom 2: 13.42' x 11.02' (4.09m x 3.36m)

Double glazed window to the rear elevation, central heating radiator, cupboard housing hot water cylinder with fitted shelving.

Bedroom 3: 9.48' x 7.87' (2.89m x 2.40m)

Double glazed window to the front elevation, central heating radiator.

Bathroom: 7.78' x 7.87' (2.37m x 2.40m)

White fitted bathroom suite comprising of panelled bath with Mira Jump fitted shower over, vanity wash hand basin, low level w.c, fully tiled to walls, central heating radiator, double glazed window to the front elevation, storage cupboard with louvered doors, towel rail.

Externally

To the front of the property there is a flagged area with a selection of flowers and shrubs screened by dwarf brick wall with driveway leading to detached single garage. The rear garden is fully enclosed and is mainly laid to lawn offering a great deal of privacy with a pleasant outlook from the second bedroom overlooking the canal making it a very pleasant view.

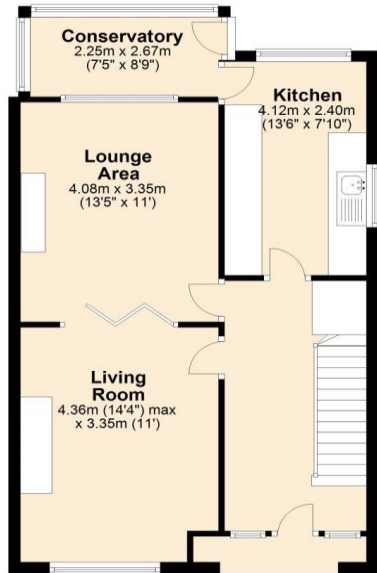
Thinking OofSelling

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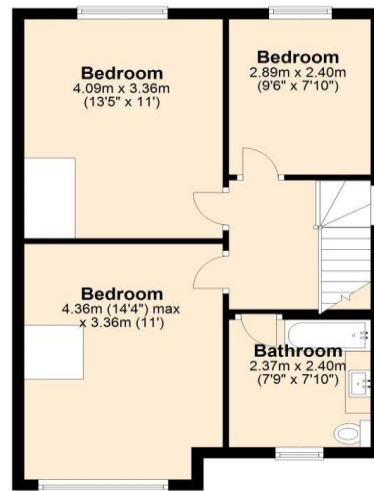
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Ground Floor



First Floor



Total area: approx. 106.3 sq. metres (1144.7 sq. feet)
19 Manor Drive, Chester

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	69	
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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