



For Sale £215,000



- Mature Mid Terrace Property
- Two Double Bedrooms
- Spacious Lounge/Dining Area
- Gas Central Heating
- Enclosed Garden to The Rear
- Double Glazing
- Reclaimed Solid Wood Parquet Flooring
- Fitted Kitchen/Breakfast area
- Large Fitted Four Piece Bathroom
- NO ONWARD CHAIN

Cherry Road,
Chester, Chester, CH3 5DX

Property Description

A mature most attractive two double bedroom terraced property offering deceptively spacious accommodation throughout where only a viewing can appreciate this charming, character home. The property offers the full benefits of gas fired central heating, double glazing, fitted kitchen with breakfast area, spacious lounge/dining area with feature parquet flooring, large four piece fitted bathroom suite, quirky and enclosed cottage style garden to the rear. NO ONWARD CHAIN INVOLVED.

Location

Boughton is very much an established and popular residential area to live hosting a number of different style of shops, public houses but also being very convenient for the historical City of Chester. There is excellent schooling for both primary and secondary education, regular public transport and great for the busy commuter wanting access to the motorway.



Entrance Hall

Partly glazed timber entrance door, stairs to the first floor, reclaimed solid wood parquet flooring.

Lounge/dining Area: 22.67' x 11.98' (6.91m x 3.65m)

Measured maximum in length and width. Fitted shelving to recesses with two storage cupboards, two central heating radiators, coving to ceiling, two wall light points, double glazed lead effect window to the front elevation, double glazed lead effect window to the rear elevation, under stairs storage cupboard, feature reclaimed solid wood parquet flooring.

Kitchen: 18.83' x 8.30' (5.74m x 2.53m)

Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with mixer tap, gas cooker point, plumbing for washing machine, part travertine tiles to walls, travertine tiled floor, wall mounted Worcester 28cdi central heating boiler, two double glazed windows to the side and one double glazed window to the rear elevation overlooking the garden, central heating radiator, partly glazed timber door gaining access to the side of the property.

Landing

Access to loft and concealed lighting.

Bedroom 1: 15.16' x 11.22' (4.62m x 3.42m)

Measured maximum in width and length, wall light point, central heating radiator, double glazed lead effect window to the front elevation.

Bedroom 2: 10.96' x 9.91' (3.34m x 3.02m)

Double glazed lead effect window to the rear elevation, central heating radiator, two wall light points.

Bathroom: 11.06' x 8.43' (3.37m x 2.57m)

Four piece fitted bathroom suite comprising of panelled bath with Brazilian slate tiled splashback and fitted shower over with shower screen, vanity wash hand basin with Brazilian slate tiled splashback and lever tap, low level w.c with top flush, chrome towel rail, Brazilian slate tiled flooring, double glazed lead effect window to the side elevation, velux window.

Externally

There is a decorative slate section to the front screened by dwarf brick wall with timber gate gaining access to pathway leading to the front entrance. The rear garden is fully enclosed and comprises of decorative gravel section, raised borders, flagged pathway and timber gate for access.

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

.

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.

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C		
55-68	D	66	
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 responsibility of the applicant.