

Town & Country

Estate & Letting Agents

Manor Drive, Great Boughton

£349,995



A traditional three-bedroom semi-detached house located in the popular area of Great Boughton. Modernised and improved to offer adaptable family accommodation having the benefit of gas central heating and UPVC double glazing. Brick block off road parking, detached garage and gardens. Available with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

A three-bedroom traditional semi-detached property located in the popular area of Great Boughton, benefiting from gas central heating and UPVC double glazing. The internal accommodation comprises a spacious entrance hall, a recently refurbished modern kitchen with shaker style units, a living room with a feature gas fire, and a dining room. The first-floor landing provides access to all three bedrooms and the shower room. Externally, there is a brick block driveway providing off-road parking alongside a lawned and shubbed front garden, a detached garage with power and light, and a rear garden that is laid to lawn. This property is offered with the benefit of no onward chain.



LOCATION

The district of Great Boughton lies just outside the city centre and provides a range of local shopping facilities on Christleton Road, nearby supermarkets include Sainsbury's, Aldi and Waitrose. There is also the Boughton Medical Centre and a veterinary surgery. Schools for all ages are within the vicinity with the highly regarded Boughton Heath Academy on Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane. The city centre and Chester railway station is easily accessed by car, local transport or on foot. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road, the M53 and motorway network.

DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Grosvenor Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, slight left onto Christleton Road/A5115, continue to follow A5115, turn left onto Moorcroft Avenue, turn right onto Boughton Hall Drive, turn right onto Manor Drive. The destination will be on the left.



ENTRANCE HALL

14'3" x 7'6"

The property is entered through a UPVC double glazed front door with side panels opening to a spacious and inviting entrance hall. This area features a radiator, stairs rising to the first-floor accommodation with a storage cupboard below, and doors leading to the kitchen, living room, and dining room.



KITCHEN

13'8" x 7'6"

The recently installed kitchen features a range of woodgrain effect shaker style

wall, base, and drawer units, complemented by stainless steel handles. The marble effect work surfaces include a stainless steel single bowl sink unit with a mixer tap. There is space for a cooker, as well as space and plumbing for a washing machine. The kitchen also houses a wall-mounted combination boiler, a radiator, and has windows to both the rear and side elevations. A UPVC double glazed door opens to the rear garden.



LIVING ROOM

13'10" x 10'7"

The living room features a window facing the front elevation with a radiator below. It includes a central gas fire with a marble and ornate Adam style surround, adding a classic touch to the room.



DINING ROOM

13'2" x 10'7"

With the window facing the rear elevation and a radiator.

FIRST FLOOR LANDING

The first-floor landing features a window facing the side elevation and provides access to the loft, which is

partially boarded. Doors open to all three bedrooms and the shower room.



SHOWER ROOM

7'6" x 6'8"

The shower room is equipped with a double shower enclosure featuring a thermostatic shower and paneled walls. It includes a dual flush low-level WC, a pedestal wash basin, a radiator, and a chrome heated towel rail. An opaque window faces the front elevation, providing natural light while maintaining privacy.



BEDROOM ONE

14'5" x 10'8"

The first bedroom features a window facing the front elevation and a radiator below.



BEDROOM TWO

13'0" x 10'8"

The second bedroom features a window to the rear elevation with radiator below and a fitted wardrobe with cupboard above.



BEDROOM THREE

9'5" x 7'7"

The third bedroom boasts a window to the rear with a radiator below.



EXTERNALLY

The property features a brick block driveway providing off-road parking alongside a lawn and shrubbed garden, leading to a prefabricated detached garage with an up-and-over door, power, and light. The rear garden includes a paved patio area, is predominantly laid to lawn, and is enclosed by a series of

fence panels, ensuring privacy and security.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: D £2277

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

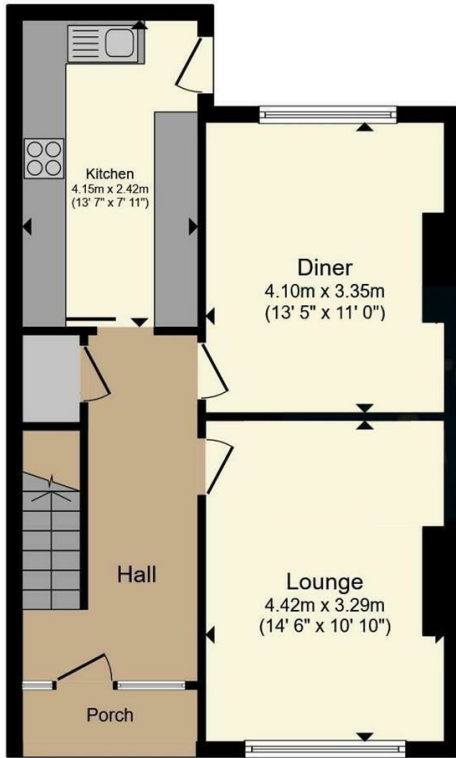
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

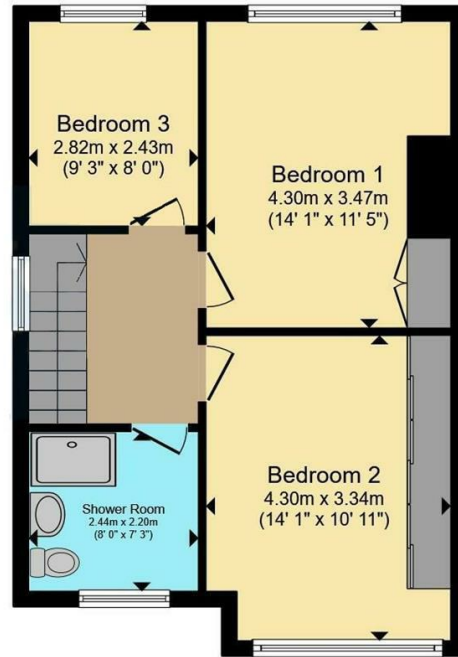
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Ground Floor



First Floor

Total floor area 100.4 sq.m. (1,081 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	