

Town & Country

Estate & Letting Agents

Bachelors Lane, Great Boughton

Offers In Excess Of £369,950



Beautifully presented throughout, this three-bedroom mid terraced is located within the highly sought after area of Great Boughton. Offering adaptable accommodation including a stunning contemporary kitchen & diner, cosy living room with log burner, two bathrooms, a loft room, ample off-road parking and a mature rear garden. Viewing is essential to appreciate this wonderful home.

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DESCRIPTION

Nestled on Bachelors Lane in the charming area of Great Boughton, this attractively presented terraced home offers a perfect blend of modern living and traditional comfort making it an ideal purchase for a family or those seeking extra space. Beautifully presented throughout, with the benefit of gas central heating and double glazing. The striking accommodation comprises of an entrance hall featuring woodblock flooring. A true highlight of the property is the stunning contemporary open-plan kitchen and dining area, with under floor heating, providing a stylish space for entertaining. The living room features a delightful log burner, creating a warm and cosy atmosphere. The first-floor landing leads off to the three bedrooms and a contemporary family bathroom. Additionally, the second-floor loft room with en suite offers a versatile space that can be used as a guest suite, home office, or playroom, catering to your individual needs. Outside, you will find off-road parking, an asset in this desirable location and the mature rear garden is a perfect for enjoying the outdoors.



LOCATION

Bachelors Lane is located in a quiet and well-established residential area approximately 1–1.5 miles east of Chester city centre. The property benefits from a range of nearby amenities including local shops, supermarkets, parks, riverside walks, and convenient access to Chester Retail Park and Boughton Heath Park & Ride. The River Dee and Sandy Lane park for water activities is less than five mins walk. Public transport is readily available with nearby bus stops providing services into Chester and surrounding areas, while Chester railway station is around 2 km away, London can be reached within 2 hours on the train. . The area is popular with families due to a selection

of well-regarded schools nearby, including Boughton Heath Academy having an 'Outstanding' OFSTED grade, and The Bishops' Blue Coat CE High School. Road connectivity is excellent, with easy access to the A41, A55, M53, and M56 motorways, providing convenient travel to Liverpool, Manchester, and North Wales. Overall, Great Boughton is considered a desirable suburban location offering a balance of accessibility, good schools, and a peaceful residential environment.

DIRECTIONS

From our 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 Foregate Street/A5268, continue to follow A5268, turn right onto The Bars/A5268. Slight left onto Boughton/A51, continue to follow A51, Slight left onto Christleton Road/A5115, then turn right onto Stocks Lane, continue straight onto Bachelor's Lane the property will be located on the left hand side.



ENTRANCE HALL

12'4 x 5'10

The property is entered through a composite opaque double-glazed front door, opening into an entrance hall featuring parquet flooring with an inset doormat well, a radiator, and stairs rising to the first-floor accommodation with storage below. A door leads through to the open-plan kitchen/dining room.



KITCHEN/DINING ROOM

23'0 x 18'0 max

This superb extended room features ceramic tiled flooring throughout, underfloor heating is embedded underneath the tiles. An exposed steel ceiling beam with three skylights, recessed downlights, and an anthracite tower-style column radiator. There are fitted shelves and cabinets, along with an integrated seating area.

The kitchen is fitted with a range of wall and base units together with a matching island unit housing a resin double-bowl sink with adjustable mixer tap. Integrated appliances include a five-ring gas hob with an electric oven below. There is space for an American-style fridge freezer and dishwasher.



LOG BURNER

FIRST FLOOR LANDING

With stairs rising to the loft, and doors leading to the bedrooms and bathroom.



BATHROOM

9'2 x 7'0

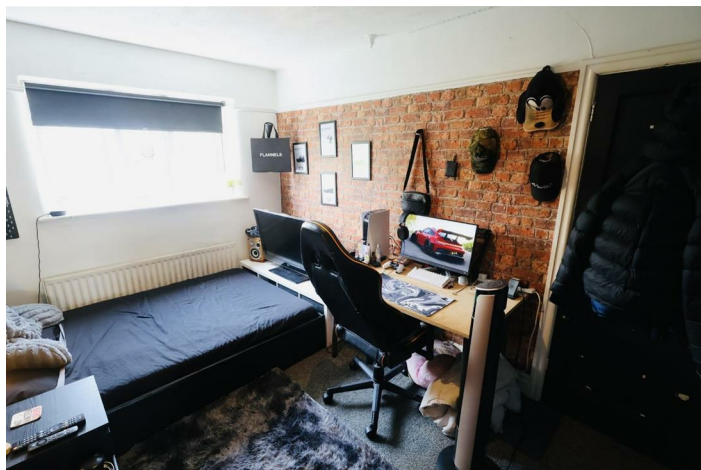
The bathroom has a built-in cupboard housing plumbing for a washing machine, with space above for a stacked dryer. The suite comprises a panel bath with mixer tap and dual-head thermostatic shower with panelled walls and protective glass screen. There is also a vanity unit housing a dual-flush low-level WC and wash hand basin with mixer tap. The walls are partially tiled, and there is a white column-style radiator with integrated chrome heated towel rail. An opaque window faces the rear elevation, while recessed ceiling downlights and an extractor fan complete the room.



LIVING ROOM

12'6 x 10'9

With a window facing the front elevation, this room features an exposed brick fireplace with a granite hearth housing a cast iron log burner, complete with a feature surround and provision for a wall-mounted television above. There is also a radiator and recessed downlights set within the ceiling.



BEDROOM ONE

13'2 x 8'4

With a window facing the front elevation and a radiator below.



BEDROOM THREE

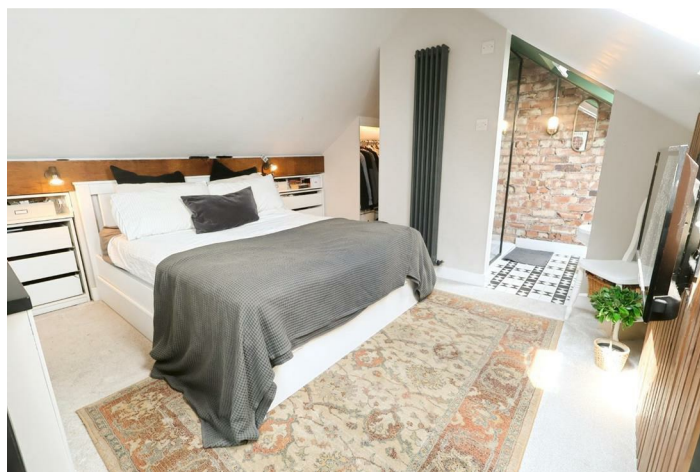
With fitted shelving, a window to the front elevation, and a radiator.



BEDROOM TWO

9'8 x 9'3

Featuring under-stairs storage complete with hanging rail, shelving. There is also a built-in cupboard/wardrobe in the corner of the room. A window faces the rear elevation with a radiator below.



LOFT ROOM

18'6 x 11'6

The loft has been historically converted and therefore does not have modern Building Regulation certification. Featuring two rear-facing skylights with integrated blinds, fitted drawers and wardrobes, an anthracite column-style radiator, exposed brick walling, and exposed beams. The loft also benefits from an open walkthrough to the ensuite.



EN SUITE

Installed with a white three-piece suite comprising an oversized shower enclosure with black thermostatic shower, panelled walls with integrated shelving, exposed brick walling, and a vanity unit housing a dual-flush low-level WC and wash hand basin with mixer tap. A skylight with integrated blind faces the rear elevation.



EXTERNALLY

Directly to the front of the property is brick-block off-road parking for several vehicles, complete with an electric vehicle charging point and an external light positioned to the right-hand side of the main entrance door. The property has a compact rear garden featuring a blockwork patio area leading to a lawned garden with well-stocked borders, enclosed by a combination of hedging and timber fence panels. There is also outside lighting.



REAR GARDEN

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: C

ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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 & Country Estate Agents 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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general

information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building

regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

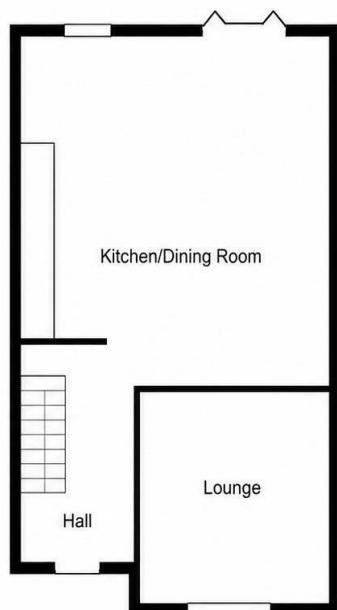
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

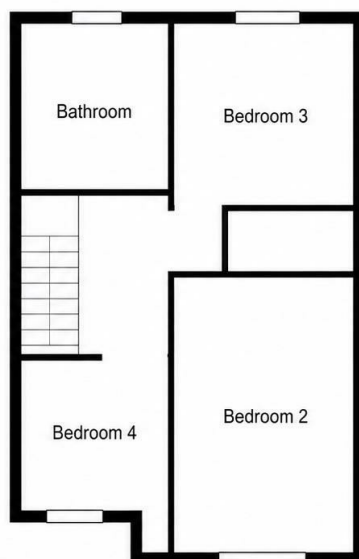
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Ground Floor



First Floor



Second Floor

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	72
England & Wales		EU Directive 2002/91/EC