

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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



98 Becketts Lane
Boughton, Chester,
CH3 5RW

Price
£490,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated on the ever-popular Becketts Lane in Boughton, this attractive 1930s four-bedroom semi-detached home offers versatile living space ideal for modern family life. The property enjoys a prime position close to a wide range of local amenities, including highly regarded primary and secondary schools, and provides convenient access to the city centre. The well-presented accommodation briefly comprises an entrance porch leading into a welcoming hallway featuring original black-and-white tiled flooring. The elegant sitting room benefits from a bay window, woodblock parquet flooring, and a charming feature fireplace with a cast-iron log burner. A dining room with woodblock flooring flows seamlessly into an impressive open-plan kitchen, dining, and family area. This standout space boasts a part-vaulted ceiling with Velux rooflights and French doors opening onto the garden, creating a bright and airy hub of the home. Additional ground floor accommodation includes a useful utility room with pantry, a study with adjoining shower room, and a versatile fourth bedroom with French doors providing direct access to the rear garden. Upstairs, the first-floor landing leads to three bedrooms, including a principal bedroom with a decorative cast-iron fireplace and built-in furniture, alongside a modern family bathroom fitted with a stylish white suite. The property further benefits from gas-fired central heating, double glazing throughout, and an energy-efficient solar panel system with 4kW battery storage. Externally, the front of the property features a lawned garden and a driveway extending to the side, offering ample off-road parking. The rear garden is a particular highlight - generous in size and predominantly laid to lawn, complemented by an Indian stone patio and a covered seating area. The garden enjoys a good degree of privacy and a favourable south-westerly aspect. There is also a substantial brick-built outbuilding which provides additional storage.



LOCATION



Boughton provides three parades with a wide range of shops for every day needs including a post office, two butchers, a cafe, Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Waitrose and Aldi are also within easy walking distance and there is a Sainsbury's superstore nearby. The well regarded Boughton Heath Academy Primary School along Becketts Lane and the Bishop's Blue Coat secondary school along Vaughan's Lane are both within walking distance. There is also a medical centre along Heath Lane, pubs with restaurant facilities nearby and a frequent bus service into the City centre. The Boughton Hall Cricket Ground, Sandy Lane Park and the River Dee are also a short walk away. Easy access is available to Chester Railway Station, the motorway network and A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Wooden panelled entrance door with glazed inserts to the hallway.

ENTRANCE HALL



Ceiling light point, double radiator with thermostat, original black and white tiled floor, and staircase to the first floor. Doors to the sitting room and dining room.

SITTING ROOM

4.11m into bay x 3.30m (13'6" into bay x 10'10")



Double glazed bay window overlooking the front, ceiling light point, double radiator with thermostat, woodblock parquet flooring, single radiator with thermostat, and fireplace with tiled hearth and wooden mantel housing a cast-iron log burner. Opening to dining room.

DINING ROOM

3.78m x 3.43m (12'5" x 11'3")

Ceiling light point, radiator with radiator cover, chimney breast with decorative recess, slate hearth and wooden mantel, woodblock parquet flooring, and built-in understairs storage cupboard with fitted shelving and the electric meter, electrical consumer board and solar battery storage. Double opening glazed doors to the kitchen/dining area and family room.

GARDEN STORE ROOM

3.66m x 3.35m (12' x 11')



With strip lighting, power, UPVC double glazed window, and UPVC double opening doors.

IMPLEMENT STORE

3.63m x 1.19m (11'11" x 3'11")

Light, UPVC double glazed window, and UPVC entrance door.

DIRECTIONS

Proceed out of the City through Boughton and at Bill Smith's Motorcycle Showroom turn right and immediately left onto Christleton Road. Continue past the parade of shops and turn right at the Peacock Public House into Heath Lane. Follow Heath Lane, past the Boughton Medical Centre, and at the crossroads turn left into Becketts Lane. The property will then be found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitors.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester County Council.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * An array of 8 solar panels were installed in 2022 with the advantage of a feed-in tariff and 4kw battery storage.

PERSONAL INTEREST

In accordance with the provisions of the Estate Agents Act 1979 (as amended), please be advised that the owner of the property is related to two directors of Cavendish Estate Agents Ltd.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

Boughton. To the front there is a lawned garden enclosed by privet hedging and brick wall with mature cherry blossom tree and shrubbery. A driveway extends to the side and there is a pathway to the entrance porch, External gas meter cupboard, electric car charging point, and outside sensor light to side.

OUTSIDE REAR



To the rear the garden is a particular feature being of a larger than average size and laid mainly to lawn with shrub borders, mature trees, and an Indian stone flagged patio with outdoor covered seating area, being enclosed by wooden fencing and established hedging. The garden enjoys a good degree of privacy and is not directly overlooked and has a south-westerly aspect. At the bottom of the garden there is a large brick outbuilding incorporating a store room and implement store.



DINING/FAMILY ROOM & KITCHEN



KITCHEN AREA



DINING/FAMILY ROOM

5.87m narrowing to 4.50m x 5.03m (19'3" narrowing to 14'9" x 16'6")



Fitted with a contemporary range of base and wall level units with worktops and matching upstands incorporating a breakfast bar area. Inset one and half bowl composite Franke sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring AEG induction ceramic hob with tiled splashback and extractor above, built-in Zanussi electric fan assisted oven and grill, Zanussi combination microwave oven, and space for tall fridge/freezer. Double radiator, and Karndean wood effect flooring. Door leading to to the utility room and pantry.

UTILITY ROOM

2.46m x 1.88m plus recess (8'1" x 6'2" plus recess)

Belfast style sink unit, fitted worktop with plumbing and space for washing machine, space for tumble dryer, and space for dishwasher beneath, tiled floor, access to roof space, ceiling light point, painted brickwork, tiled floor, access to roof space, ceiling light point, painted brickwork, double glazed windows and double glazed door to outside.

PANTRY

1.42m x 0.94m (4'8" x 3'1")

Fitted shelving, light point, painted brickwork, and tiled floor.

Feature vaulted ceiling with three double glazed Velux rooflights and two pendant light points, UPVC double glazed French doors to the rear garden with full height double glazed windows at each side and window light above, UPVC double glazed window and composite Rockdoor to the front. two double radiators with thermostats, and Karndean wood effect flooring, Door leading through to the study, and open-plan to the kitchen area.

STUDY

4.17m plus door recess x 3.10m (13'8" plus door recess x 10'2")



UPVC double glazed French doors to outside with double glazed windows at each side, ceiling light point, single radiator with thermostat, double glazed Velux rooflight, and laminate wood strip flooring. Doors to bedroom four and the shower room.

BEDROOM FOUR

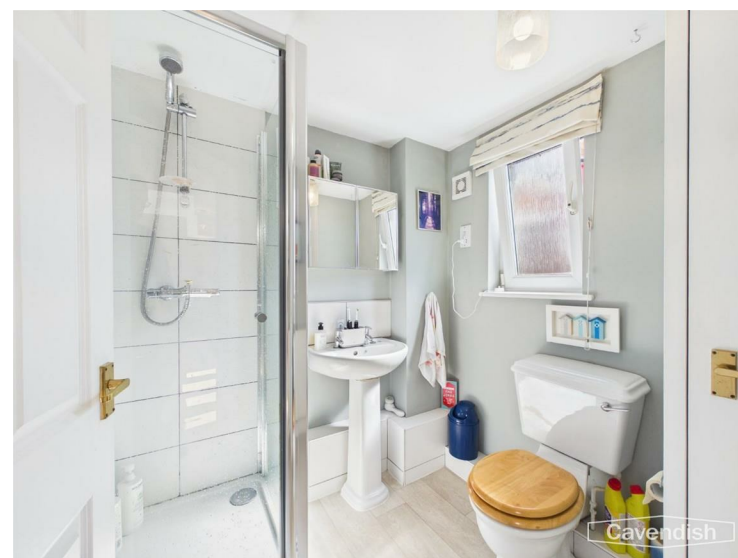
3.12m x 3.10m (10'3" x 10'2")



UPVC double glazed French doors to outside with full height windows at each side, two UPVC double glazed windows, ceiling light point with dimmer switch control, single radiator with thermostat, and vinyl wood effect flooring.

SHOWER ROOM

2.13m x 1.96m (7' x 6'5")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and glazed door; pedestal wash hand basin with tiled splashback; and low level WC. Ceiling light point, vinyl wood effect flooring, single radiator with thermostat, cupboard housing a I-Mini C30 combination central heating boiler, electric shaver point, extractor, and UPVC double glazed window with obscured glass.

LANDING

3.76m x 1.60m (12'4" x 5'3")

With a spindled balustrade, and ceiling light point. Doors to bedroom one and bedroom two. Opening to inner landing.

INNER LANDING

2.03m x 0.74m (6'8" x 2'5")

Glazed access hatch to the loft, and ceiling light point. Doors to bedroom three and the bathroom.

BEDROOM ONE

4.42m max x 3.48m (14'6" max x 11'5")



Fitted with a range of bedroom furniture incorporating two double wardrobes and a shelving unit with storage cupboards above. UPVC double glazed window overlooking the front, chimney breast with decorative cast-iron fireplace and tiled hearth, ceiling light point, single radiator with thermostat, and picture rails.

BEDROOM TWO

3.78m x 2.67m (12'5" x 8'9")



UPVC double glazed window to rear, single radiator with thermostat, and ceiling light point.

BEDROOM THREE

2.74m x 2.46m (9' x 8'1")



UPVC double glazed window overlooking the rear, single radiator, and ceiling light point.

BATHROOM

2.01m x 1.65m (6'7" x 5'5")



Modern white suite with chrome style fittings comprising: panelled bath with Mira Sport shower over, shower curtain and rail; vanity unit with wash hand basin, mixer tap, tiled splashback and storage cupboard beneath; and low level dual-flush WC. Ceiling light point, extractor, tiled floor, chrome ladder style towel radiator with thermostat, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

The property occupies a generous size plot along Becketts Lane in