



5 Barley Croft

Great Boughton, Chester,
CH3 5SP

Price
£200,000

* NO CHAIN * GARDENS TO FRONT & REAR, DRIVEWAY PARKING & SINGLE GARAGE. A one bedroom semi-detached house forming part of a row of three properties situated along Barley Croft, just off Whites Meadow, in the popular suburb of Great Boughton. The property is conveniently situated close to a wide range of amenities in Boughton and within walking distance of Sainsburys Supermarket and good access to the A55 Expressway. The accommodation briefly comprises: recessed porch with built-in cupboard housing the gas and electric meters, entrance hallway with built-in cupboard housing the gas central heating boiler, living room/dining area with feature vaulted ceiling and double glazed sliding patio doors to the rear garden, fitted kitchen, landing with mezzanine bedroom and built-in linen cupboard and bathroom. The property benefits from gas fired central heating and has double glazed windows. Externally there is a garden to the front with crushed slate and shrubbery. A driveway leads to a single attached garage. To the rear there is a good sized garden, laid mainly to lawn with flagged patio area. There is no onward chain involved with the sale of this property.

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.

LOCATION

The property is conveniently situated close to Boughton which provides three parades with a wide range of shops for every day needs including a post office, two butchers, a Patisserie, a Co-op food store, newsagents, coffee and sandwich bar and a number of takeaway outlets. Waitrose and Aldi are within easy walking distance and there is a Sainsburys 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:**PORCH**

Quarry tiled step, panelled ceiling with light point. Door to built-in storage cupboard, and glazed door to the entrance hall.

BUILT-IN STORAGE CUPBOARD

Housing the gas meter and electric meter.

ENTRANCE HALL

Ceiling light point, and built-in cupboard with two sliding mirrored doors with fitted shelving housing a Vaillant Ecotec Pro 28 condensing combination gas fired central heating boiler. Archway opening to the living room/dining area.

LIVING ROOM/DINING AREA

5.00m x 3.86m (16'5" x 12'8")



Feature vaulted ceiling to the mezzanine bedroom, quarry tiled hearth with free-standing electric stove heater, TV aerial point, three wall light points, two double radiators with thermostats, ceiling light point, mains connected smoke alarm, staircase to the first floor, and UPVC double glazed sliding patio doors to the rear garden. Archway opening to the kitchen.

**KITCHEN**

2.34m x 2.06m (7'8" x 6'9")



Fitted with a range of base and wall level units incorporating drawers and cupboards with shelving and laminated worktops. Inset single bowl stainless

steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas with under and over cupboard lighting, space for gas cooker with extractor above, space for fridge, ceiling light point, and double glazed window.

MEZZANINE BEDROOM

4.17m to balustrade x 2.36m (13'8" to balustrade x 7'9")

Fitted with a range of bedroom furniture incorporating three wardrobes, two bedside cabinets, headboard and over bed storage cupboards, double glazed window to front, single radiator with thermostat, built-in linen cupboard with slatted shelving, two hanging rails and single radiator, wooden balustrade to the living room, two ceiling light points, and mains connected smoke alarm. Door to bathroom.

BATHROOM

2.29m x 1.42m (7'6" x 4'8")



White suite with chrome style fittings comprising: panelled bath with mixer tap, Mira shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Wall tiling to bath and shower area, single radiator with thermostat, ceiling light point, access to roof void, and double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is an easy to maintain garden with crushed slate and shrubbery. A driveway leads to a single attached garage. A gated pathway at the side provides access to the rear garden.

SINGLE GARAGE

5.26m x 2.72m (17'3" x 8'11")

With an up and over garage door, strip light, cold water tap, power, plumbing for washing machine, UPVC double glazed window to rear, and access to boarded loft space.

OUTSIDE REAR

To the rear there is a good size lawned garden with flagged patio being enclosed by concrete sectional wooden panelled fencing. Outside lantern style light.

**DIRECTIONS**

From the city centre proceed through Boughton and at Rightway turn right and immediately left onto the Christleton Road. At the 'hamburger' roundabout take the fourth exit into Caldley Valley Road. Follow the road, passing Sainsbury's on the left hand side, and at the mini-roundabout proceed straight across. Then take the second turning right into Whites Meadow. Follow Whites Meadow around the green, and take the turning right into Barley Croft. The property will then be found after a short distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENTS NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.
* The property is on a water meter.
* The central heating boiler has been annually

serviced, the most recent service being August 2025.

* The electrical installation was last inspected and tested on 7 November 2022.

***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