



*The Heathers*

*Boughton*



£145,000

**Chadwells**  
Estate & Letting Agents





PROPERTY GUARD  
PLEASE NOT WALK



3







*Chadwells are delighted to offer this  
2 bed semi detached house*







*The Leathers*

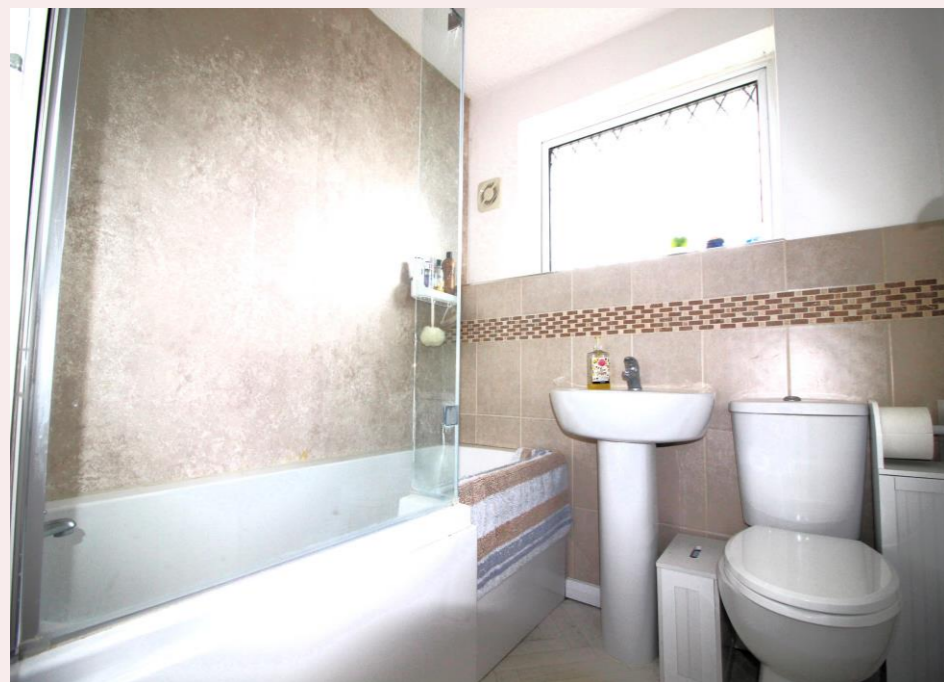






# *Welcome*

Chadwells are delighted to offer this 2 bed semi detached house in the popular residential area of BOUGHTON. This well presented modern property is located on a quiet cul-de-sac and comes with the added benefits of gas central heating, double glazing and off street parking.



# Step inside...

## **Entrance Hall**

uPVC front door leading in to entrance hallway with laminate flooring, stairs to first floor, doorway into lounge.

## **Living Room** *13' 5" x 10' 2" (4.10m x 3.09m)*

uPVC bay window to front aspect of property. Laminate flooring, fireplace with electric fire, radiator and ceiling light.

## **Kitchen/Diner** *9' 1" x 13' 3" (2.78m x 4.04m)*

Fitted with a number of wall and base units with roll top work surfaces over inset with a round sink and mixer tap. Electric oven with gas hob, uPVC window to the rear, radiator, ceiling light fitting, laminate flooring and uPVC door leading to patio area and garden.

## **First Floor Landing**

Carpet flooring, cupboard housing the boiler with additional storage space, radiator, access to loft space, double glazed window to side.

## **Master bedroom** *9' 5" x 13' 3" (2.86m x 4.05m)*

Master bedroom with laminate flooring, built-in wardrobes, radiator, ceiling light, 2 double glazed windows to front elevation.

## **Bedroom 2** *11' 2" x 6' 10" (3.41m x 2.09m)*

Bedroom with laminate flooring, radiator, ceiling light, double glazed window to rear elevation.

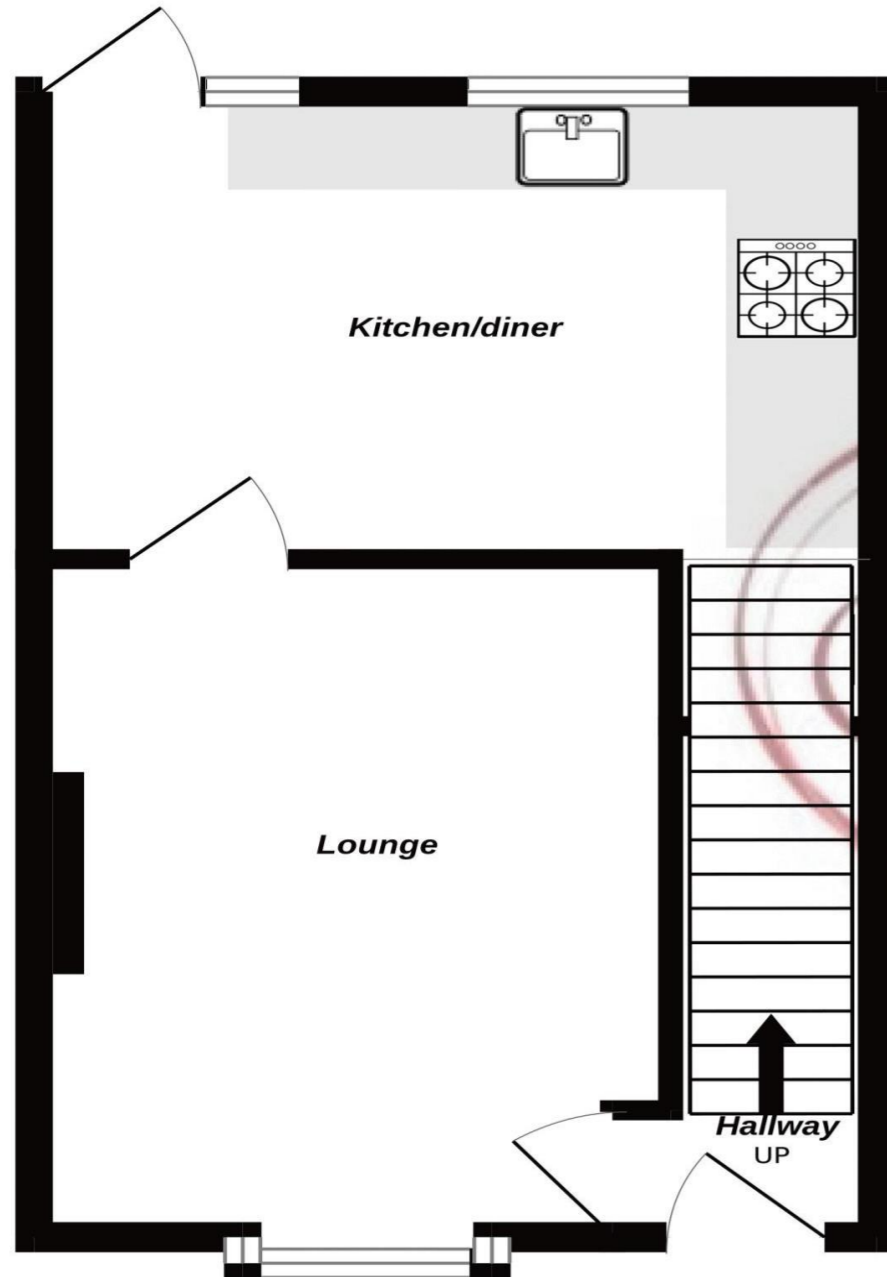
## **Family Bathroom** *5' 7" x 6' 1" (1.70m x 1.86m)*

Consisting of a paneled bath with shower over and shower screen, low flush WC, hand wash basin, partly tiled walls, vinyl flooring, obscured double glazed window to rear elevation.

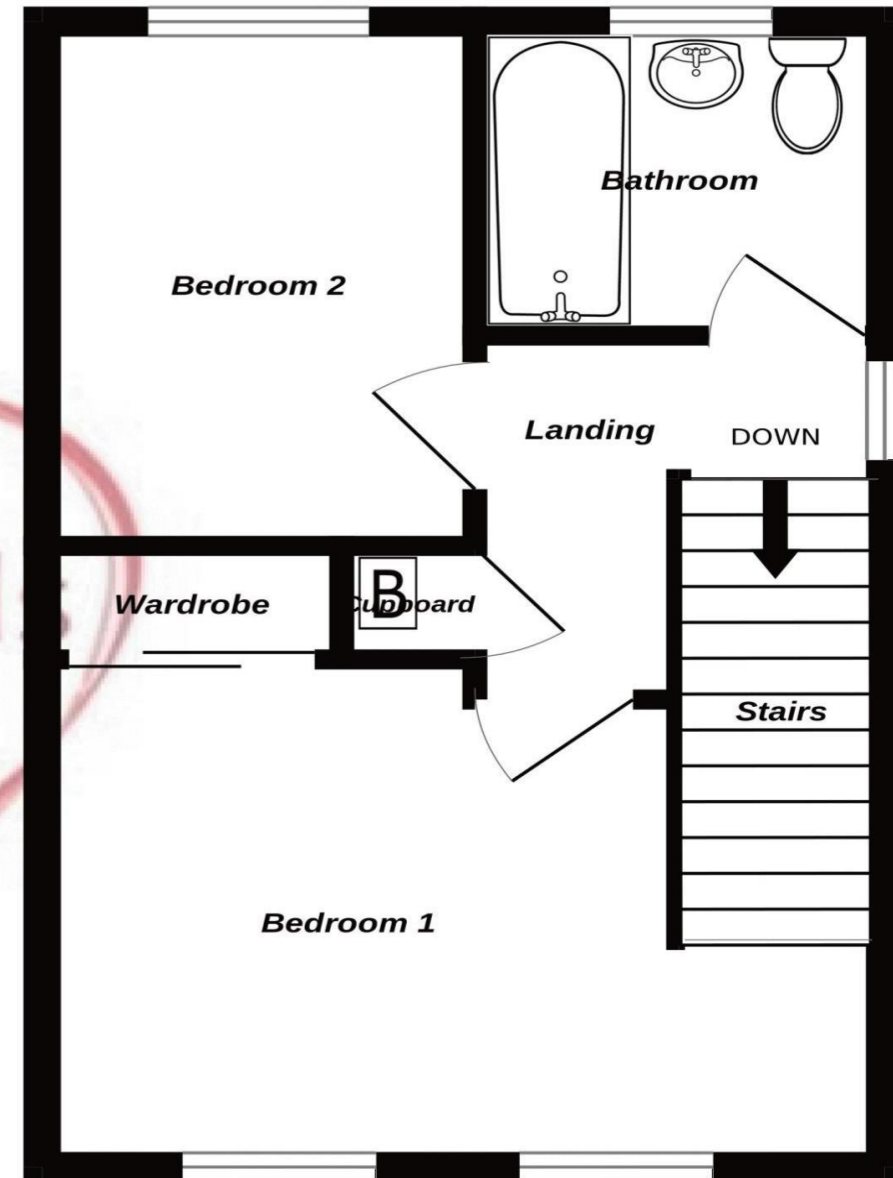
## **Externally**

Front garden laid to lawn with single driveway to side and access to rear of the property. Enclosed rear garden is mainly laid to lawn with a patio area and shed.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024







*Selling Homes with Bespoke Lifestyle Photography*

**Chadwells**  
Estate & Letting Agents



If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

 **Chadwells**  
Estate & Letting Agents