



Greenwood Crescent

Boughton



£140,000

(Chadwells
Estate & Letting Agents





*Offered For Sale With No
Upward Chain...*





Greenwood Crescent





Welcome

Situated in the popular village of Boughton, this three-bedroom semi-detached house offers an excellent opportunity for buyers looking to put their own stamp on a property. Whether you're a first-time buyer, investor, or developer, this home is bursting with potential. Internally the property boasts a lounge, dining room, kitchen and front and rear entrance halls to the ground floor with the first floor housing three bedrooms and a family bathroom. Requiring full renovation, this property is perfect for those seeking a project. With good transport links and schools nearby, it's also ideal for families looking to settle in a well-connected community. Don't miss out on this chance to create your dream home or next investment. Contact us today to arrange a viewing.



Step inside...

Entrance Hall

Accessed through a uPVC door to the front aspect, ceiling light fitting, radiator, under stairs storage space and stairs off to the first floor landing.

Dining Room 10' 3" x 10' 1" (3.12m x 3.07m)

With uPVC window to the front aspect, radiator and rose ceiling light fitting.

Lounge 14' 5" x 10' 4" (4.39m x 3.15m)

With a decorative electric fire having a marble effect insert, hearth and a wooden surround. French doors to the rear garden, radiator, wall and ceiling light fittings.

Kitchen 10' 0" x 10' 0" (3.05m x 3.05m)

Fitted with a range of wall and base units with roll top worksurfaces over, inset with a stainless steel sink, drainer and mixer tap. Tiled flooring, uPVC window to the rear aspect, radiator, space and plumbing for washing machine and ceiling light fitting.

Rear Porch 13' 0" x 4' 1" (3.96m x 1.24m)

With uPVC window to the side aspect, wooden door leading to the rear garden, laminate flooring and ceiling light fitting.

First Floor Landing

With uPVC window to the front aspect, pendant light fitting, loft access and built in storage cupboard housing the boiler.

Bedroom One 10' 3" x 10' 3" (3.12m x 3.12m)

With uPVC window to the front aspect, radiator and pendant light fitting.

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

With uPVC window to the rear aspect, built in storage cupboard, radiator and pendant light fitting.

Bedroom Three 5' 10" x 10' 2" (1.78m x 3.10m)

With laminate flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

Bathroom 8' 0" x 5' 4" (2.44m x 1.62m)

Fitted with a three piece suite comprising off bath with electric shower over, low flush WC and sink set in a vanity unit. Obscure uPVC window to the side aspect, vinyl flooring, radiator and ceiling light fitting.

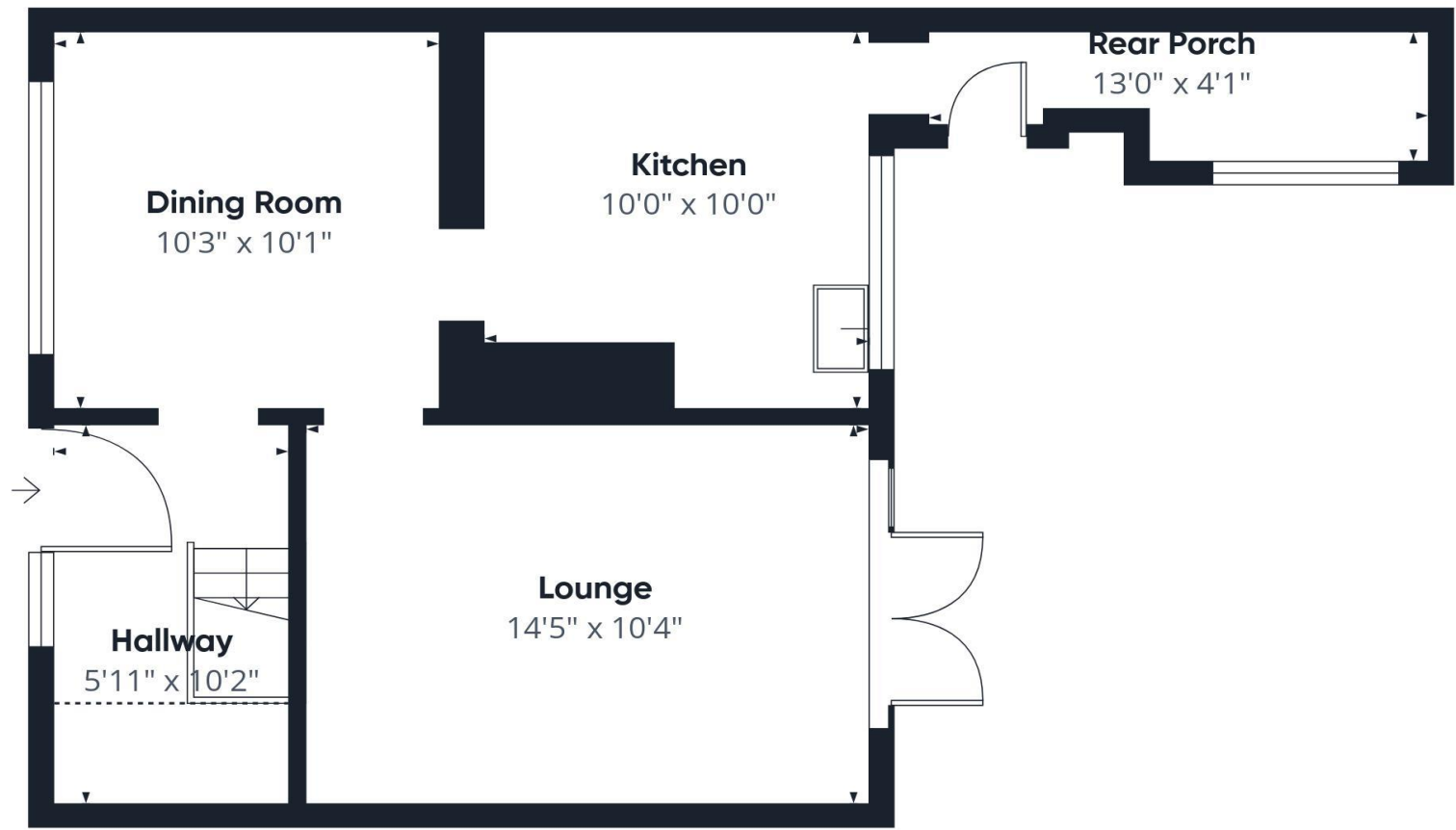
Externally

The front of the property offers ample off road parking with the added benefit of a lawn area. To the rear of the property is a low maintenance garden which is mainly laid to slab.

Garage

With metal up and over door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
856 ft²

Reduced headroom
17 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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