



BROOK SIDE, GREAT BOUGHTON

£340,000

- **GENEROUS PLOT**
- **DETACHED BUNGALOW**
- **NO ONWARD CHAIN**
- **LARGE CONSERVATORY**
- **UPGRADED KITCHEN**
- **GARAGE**

13 BROOK SIDE, CHESTER, CH3 5TL



FULL DESCRIPTION

Nestled in the sought-after area of Great Boughton, this substantial detached dormer bungalow boasts a unique layout and ample potential for customization and expansion, making it an exceptional choice for a versatile family home. Set on a generous plot, the property offers abundant outdoor space for relaxation and recreation.

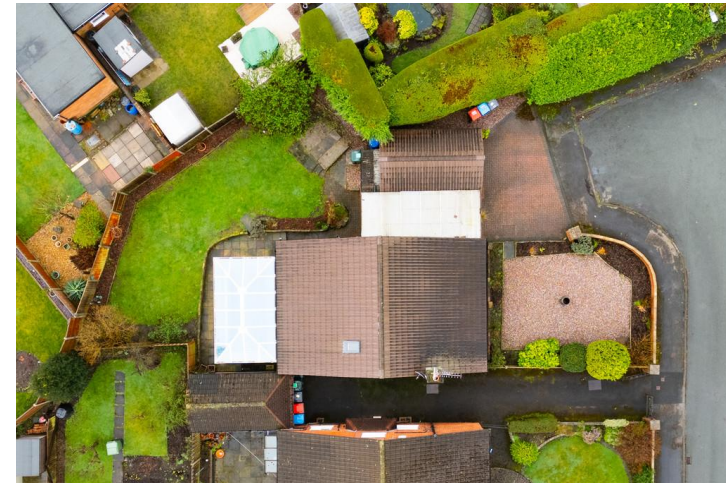
Upon entering, a hallway leads to the kitchen and lounge areas. The spacious lounge features a large front-facing window and connects to an inner hall. The kitchen has been recently upgraded with a range of white base and wall units, offering plenty of storage, complemented by expansive work surfaces. Integrated appliances include an electric hob and double oven, with additional space for essential white goods. The ground floor comprises two well-proportioned bedrooms both served by a modern fully tiled wet room. Glazed doors from the bedrooms open onto a substantial rear conservatory, ideal for additional living space and providing delightful views of the garden.

Ascending to the first floor, a landing leads to the master bedroom, featuring a convenient cupboard housing the boiler, and access to a washroom fitted with a toilet and sink unit.

Outside, the property is surrounded by gardens both at the front and rear. The front garden is landscaped with gravel and adorned with mature trees and borders, while a spacious block-paved driveway offers ample off-road parking and leads to a single brick-built garage with an up-and-over door and rear storage cupboard. The enclosed rear garden boasts a sizable paved patio seating area and expansive lawn adorned with mature shrubs, borders, and an established willow tree, offering a peaceful outdoor retreat.



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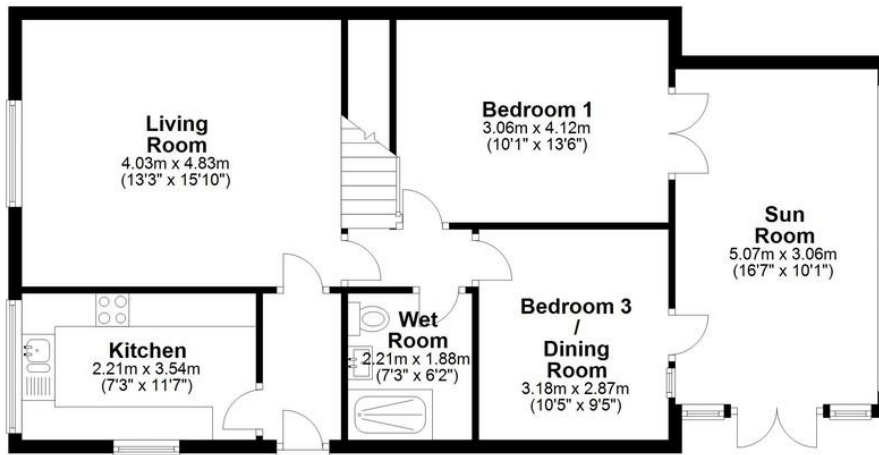
Council Tax:

Band C

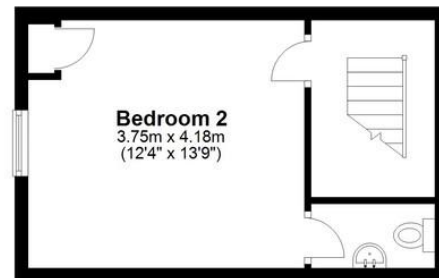
Local Authority:

Cheshire West and Chester Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements