



SPITAL WALK, BOUGHTON, CHESTER

£199,950

- BEAUTIFULLY PRESENTED TWO-BEDROOM END-TERRACE HOME
- SPACIOUS LIVING ROOM WITH STRIKING EXPOSED FIREPLACE
- USEFUL EXTERNAL STORAGE AREA
- CORNER PLOT POSITION
- SOUGHT-AFTER BOUGHTON LOCATION

DWELL

SPITAL WALK, BOUGHTON, CHESTER

2
BED

1
BATH

2
RECEPTION

Situated in the heart of the ever-popular Boughton district, 8 Spital Walk is a beautifully presented two-bedroom end-terrace home blending character features with stylish modern living that is offered for sale with NO ONWARD CHAIN and is perfect for first time buyers. Occupying a generous corner position, the property benefits from a larger-than-average side aspect and offers excellent potential for future enhancement, including the possibility of creating off-road parking to the rear garden, subject to the necessary planning permissions.

Internally, the property has been tastefully decorated throughout while retaining a warm and inviting feel. The spacious living room features an impressive exposed fireplace and flows seamlessly into the dining area, creating a sociable and versatile living space ideal for both relaxing and entertaining. To the rear, the extended kitchen is flooded with natural light via a large roof lantern and French doors opening onto the courtyard garden, offering ample worktop space and a practical layout for modern-day living. Completing the ground floor is a shower room with a quadrant shower, sink, and WC

Upstairs, there are two well-proportioned double bedrooms, the larger of which has a fitted

cupboard over the stair header, both presented to an excellent standard with tasteful décor and plenty of natural light.

Externally, the enclosed rear courtyard garden is low maintenance and surprisingly private, with mature planting and useful external storage. Due to the property's end position and rear access potential, there is scope to create a private parking space at the rear, subject to obtaining the relevant permissions.

Boughton remains one of Chester's most desirable residential locations, popular for its charming mix of period homes, independent cafés, local pubs and riverside walks. Chester city centre is within comfortable walking distance, offering a wealth of shops, restaurants and leisure facilities, while nearby Boughton Heath provides convenient access to the A55, M53 and wider motorway network. The area is also well served by reputable schools, local amenities and regular public transport links.





DWELL
Need to sell first?
Book a free valuation
01244 886 636





DWELL



TOTAL FLOOR AREA 634 sq ft / 59 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		88
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Dwell
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@dwellstateagents.co.uk
dwellstateagents.co.uk