



NEVILLE ROAD, BOUGHTON, CHESTER

OFFERS IN EXCESS OF £250,000

- FULLY RENOVATED THREE-BEDROOM HOME
- BRAND-NEW FITTED KITCHEN
- SPACIOUS OPEN-PLAN KITCHEN AND
- FULL ELECTRICAL REWIRE
- NEW BOILER
- NO ONWARD CHAIN

DWELL

NEVILLE ROAD, BOUGHTON, CHESTER

3
BED

1
BATH

1
RECEPTION

Having recently undergone a comprehensive transformation, this superbly presented three-bedroom home offering stylish, modern accommodation in the popular Boughton area of Chester. The property has been extensively upgraded throughout, with improvements including a brand-new fitted kitchen, new bathroom, full electrical rewire, new boiler, new flooring and complete redecoration, resulting in a fresh, contemporary home ready for immediate occupation.

The ground floor is centred around an impressive open-plan kitchen and living space, creating a bright and sociable heart to the home. The newly installed kitchen features attractive shaker-style cabinetry, contrasting worktops and integrated cooking appliances, complemented by a peninsula that provides additional workspace while connecting naturally with the living area. French doors lead directly out to the rear garden, while a striking dark panelled feature wall gives the living space a smart, modern finish.

To the first floor are three well-presented bedrooms, all finished in a clean neutral décor, together with a newly fitted contemporary shower room featuring a walk-in shower enclosure, modern sanitaryware and vanity unit.

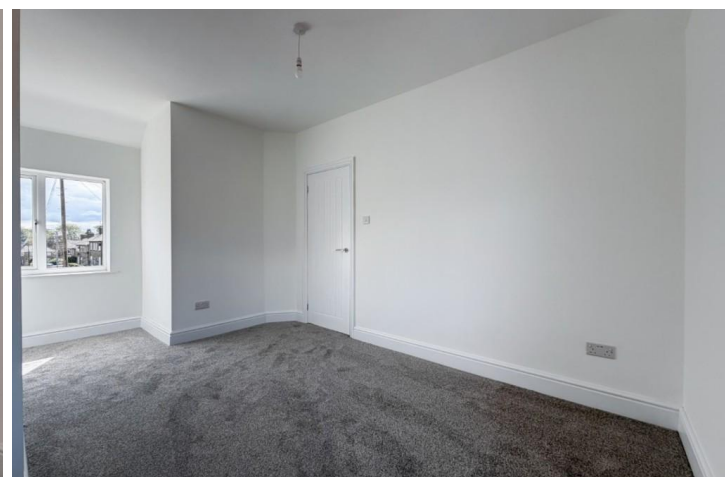
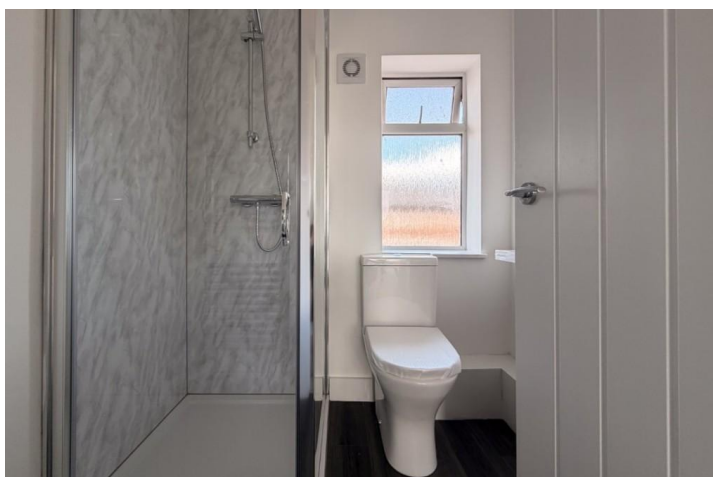
Outside, the property enjoys a private enclosed rear garden with paved areas and raised beds, providing an excellent space for outdoor seating, entertaining or further landscaping. To the front, the traditional brick exterior retains the character of the property while contrasting nicely with the completely refreshed interior.

Situated in the popular area of Boughton, the property is conveniently positioned for easy access to Chester city centre and a wide range of local shops, cafés and everyday amenities. The area also benefits from excellent transport links, making it a convenient location for commuters, professionals and families.





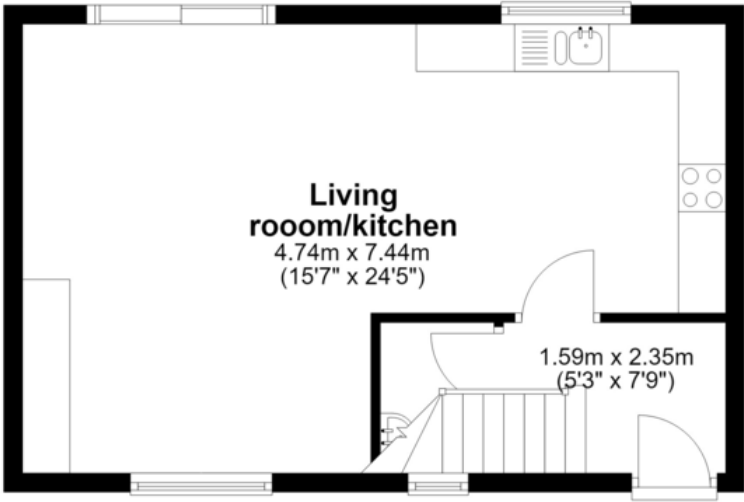
DWELL
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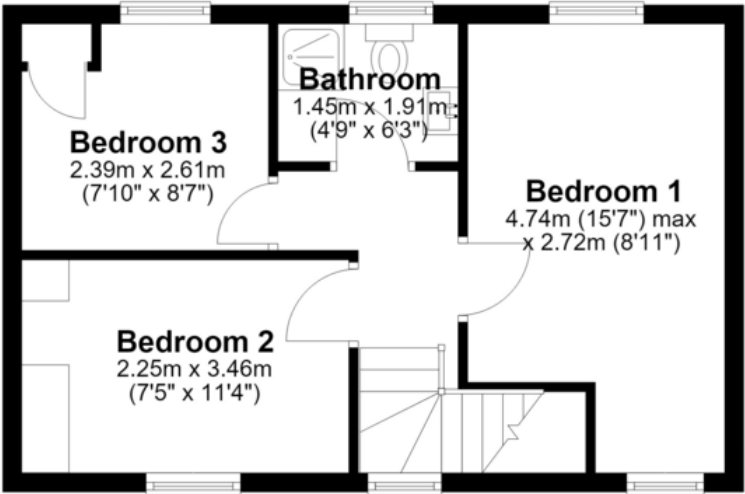


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 725 sq ft / 67 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	Potential
92+	A		
81-91	B		
69-80	C	72 C	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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