



22 Spital Walk, Chester

£185,000 Freehold

A NEAT 2 BEDROOM TERRACED HOME • IN POPULAR BOUGHTON • VERY CLOSE TO CITY CENTRE • REAR COURTYARD
• ON ROAD PARKING • UPVC DOUBLE GLAZED WINDOWS • IDEAL FIRST TIME BUYER HOME • NO ONWARD CHAIN

Well-presented 2 bed terraced house in sought-after Boughton, near city centre. Modern kitchen and bathroom, UPVC windows, on-road parking. No onward chain. Ideal for first time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Location

The property is set in popular Boughton close to the canal. Chester City Centre, Hoole and the main railway station are within walking distance. There are local shops and public houses close by.

Living Room

11' 0" x 11' 4" (3.35m x 3.45m)

Accessed via a UPVC front door. With wood effect laminate floor, radiator and UPVC double glazed window.

Dining Area

11' 0" x 8' 7" (3.35m x 2.62m)

With wood effect laminate floor and stairs to first floor.

Kitchen

With a range of fitted floor and wall units. Stainless steel sink

Bedroom One

11' 5" x 9' 10" (3.48m x 3.00m)

With a built in cupboard housing a combi boiler. Wood effect laminate floor, radiator and UPVC double glazed window.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

With a radiator, UPVC double glazed window and 2 wall lights.

Bathroom

7' 2" x 6' 9" (2.18m x 2.06m)

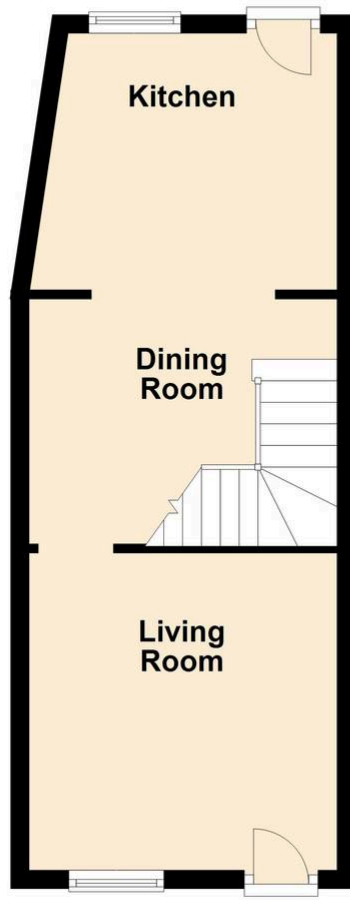
with a white suite of a WC, wash hand basin and panelled bath with shower and screen over. partly tiled walls, radiator and Velux roof window.

Courtyard





Ground Floor



First Floor



for illustration only not to scale
Plan produced using PlanUp.

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