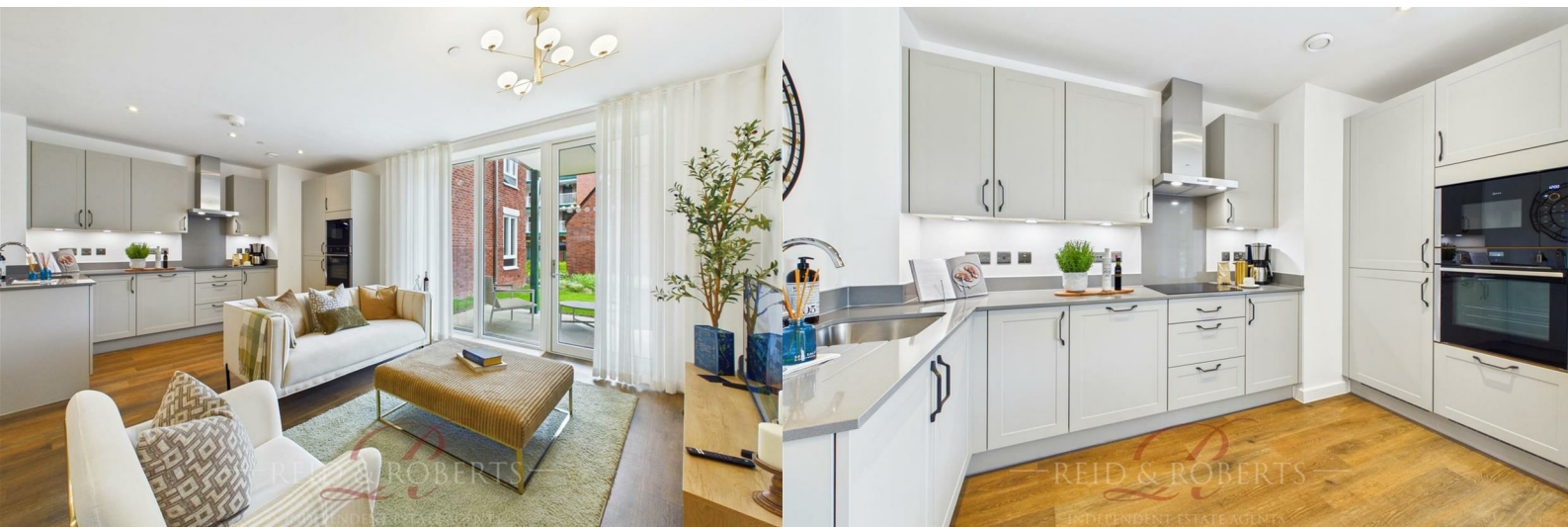




39 Seedling House Hathaway Lane

Great Boughton, CH3 5QD

£505,950



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Property Description

This beautifully appointed two-bedroom, ground floor apartment designed for comfort and ease of living is located at The Wyldewoods Retirement Village and has been finished to an exceptional standard throughout. The property offers a spacious open-plan kitchen and living area, with direct access to a private patio. Designed with convenience in mind, the kitchen is fitted with composite stone worktops and features high quality integrated appliances including oven, microwave, induction hob, fridge-freezer, dishwasher. Additional storage is provided via a separate laundry room containing a washer dryer.

There are two generously proportioned double bedrooms; the master benefiting from fitted wardrobes and en-suite wet room and a separate full bathroom suite located off the hallway.

Residents benefit from excellent onsite facilities, including a welcoming clubhouse with a restaurant and bar, as well as a dedicated wellbeing space focused on gentle movement, relaxation, and social connection. A varied social calendar is available for those who wish to get involved, while a friendly onsite team is present 24/7 for added reassurance.

Ideally located within distance of Chester city centre, residents can enjoy riverside walks, historic attractions, and a wide range of shops, cafés, and restaurants. With great transport links, including nearby bus routes, Park & Ride, and rail connections, The Wyldewoods offers convenient access to the wider North West. Combining modern, energy-efficient homes with a welcoming community and excellent location, it's an ideal place to enjoy later life at your own pace.

Entrance Hall

16'1" x 5'8" (4.91m x 1.74m)

A welcoming entrance hallway featuring double-panelled radiators and ceiling light points. Doors lead off to the utility room, bathroom, and then opening into the open plan kitchen/lounge/dining area.

Utility Room

7'4" x 5'10" (2.25m x 1.79m)

A useful utility area offering convenient storage and practicality.

Open Plan Living Room/ Dining Area/ Kitchen

19'5" x 18'9" (5.92m x 5.74m)

A spacious and well presented open plan living area designed for modern retirement living. The kitchen is fitted with a range of wall, drawer, and base units complemented by composite stone worktops over. Integrated appliances include a fridge freezer, microwave, oven, induction hob with extractor fan above, and dishwasher. The lounge and dining area benefits from two double panelled radiators, ceiling light points, and an intercom system. Doors open onto a private seating area, creating a pleasant indoor-outdoor flow and allowing for plenty of natural light. Additional doors lead to the main bedroom and Bedroom Two/Study.

Bathroom

7'4" x 6'10" (2.25m x 2.10)

Fitted with a suite comprising a panelled bath with shower attachment over, wash hand basin, and low level WC. Additional features include a heated towel rail.

Principle Bedroom

14'9" x 13'5" (4.51m x 4.09m)

A well proportioned double bedroom featuring carpeted flooring, a double panelled radiator, UPVC double glazed window, and built in wardrobes

providing useful storage space. A door leads through to the en suite wet room.

En-Suite

7'4" x 6'10" (2.25m x 2.10m)

A modern en-suite comprising a walk-in shower area, wash hand basin, low-level WC, and heated towel rail.

Bedroom Two

13'4" x 10'2" (4.08m x 3.11m)

A versatile room currently utilised as a study, featuring carpeted flooring, a double panelled radiator, and a UPVC double glazed window allowing for natural light.

Outdoor Space

12'6" x 6'6" (3.82m x 2.00m)

The property benefits from a private seating area accessed directly from the open-plan living space, ideal for relaxing and enjoying the surroundings

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

The agents have not tested the appliances listed in the particulars.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Viewing Arrangements.

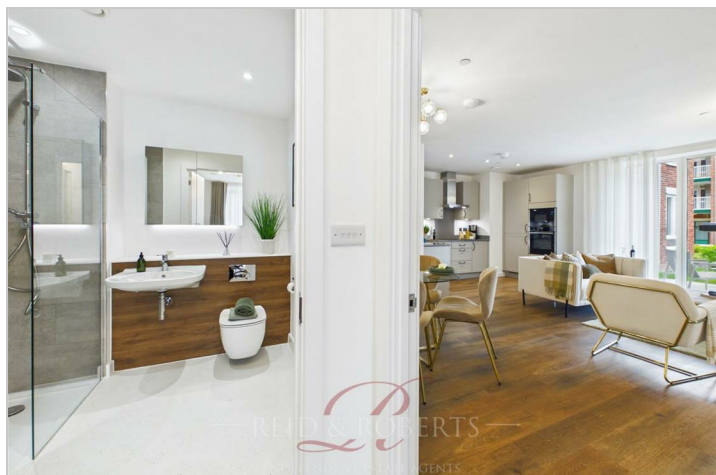
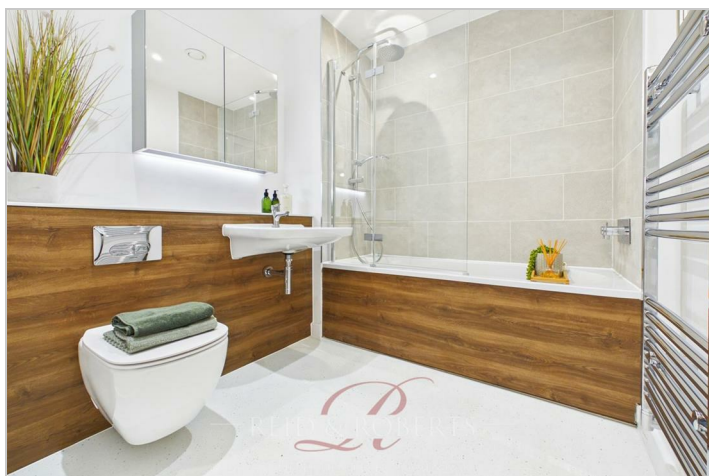
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Management Fee Applies



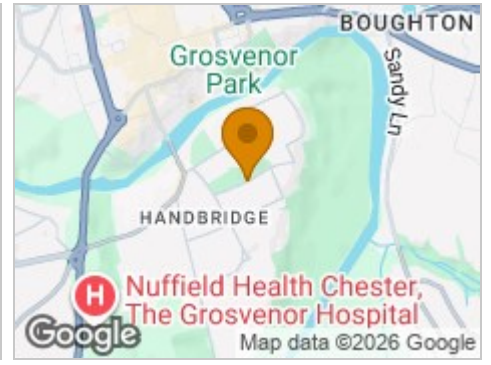
Road Map



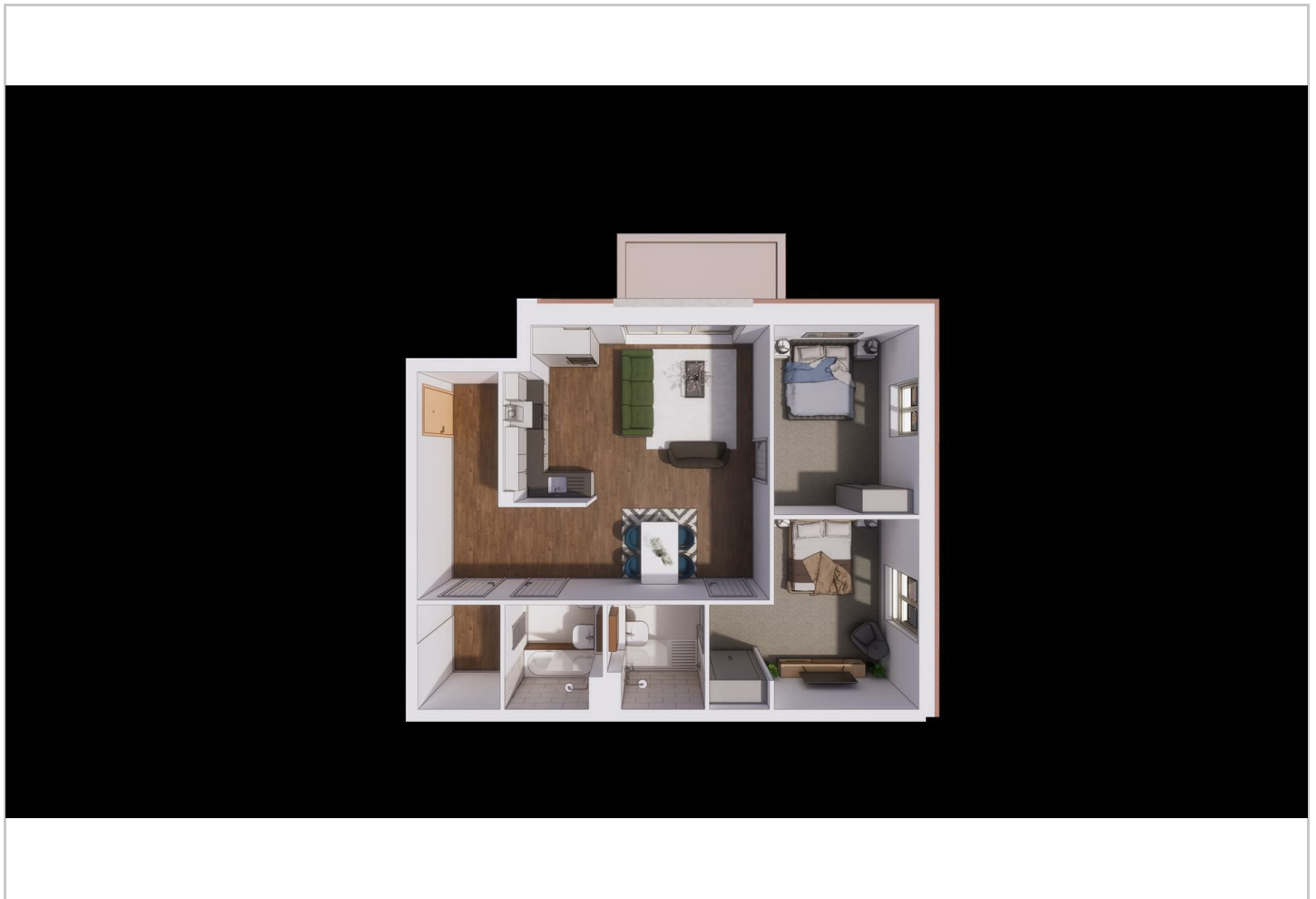
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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