



33

Chester | CH4 0FA

£325,000

MONOPOLY
BUY • SELL • RENT



MONOPOLY
BUY • SELL • RENT



33

Chester || CH4 0FA

Situated in a peaceful cul-de-sac in the popular residential area of Broughton, this beautifully presented three-bedroom detached family home offers stylish and well-maintained accommodation throughout. In brief, the property comprises an entrance hall, downstairs WC, spacious lounge, and a recently fitted modern kitchen/breakfast room leading into a superb garden room, currently used as an additional lounge and dining area - perfect for family living and entertaining. There is also a dedicated utility space within the garage area, providing practicality and convenience. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the home enjoys a beautifully landscaped rear garden with Indian sandstone patio, lawn, and decorative stone features, along with a driveway to the front providing off-road parking. Cherry Dale Road is a quiet cul-de-sac located in the sought-after village of Broughton, which offers an excellent range of local amenities including shops, supermarkets, cafés, and well-regarded schools. The nearby Broughton Retail Park provides a wide selection of high-street stores, restaurants, and leisure facilities. The property also benefits from excellent transport links, with easy access to the A55 North Wales Expressway, connecting to Chester, Wrexham, and the wider North West region, making it ideal for commuters and families alike. A modern and immaculately presented home in a convenient yet peaceful setting - early viewing is highly recommended.

- THREE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS LOUNGE
- RECENTLY FITTED MODERN KITCHEN/DINING AREA
- SPACIOUS GARDEN ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN BATHROOM
- GARAGE WITH UTILITY AREA
- LANDSCAPED GARDENS AND DRIVEWAY
- POPULAR RESIDENTIAL LOCATION IN BROUGHTON



Entrance Hall

UPVC double glazed door leads into entrance hall with stairs rising to first floor, door into downstairs WC, lounge and kitchen. Panelled radiator, ceiling light point and wood effect flooring.

Living Room

UPVC double glazed bay window to the front elevation. Gas fire with marble back, hearth and wooden surround. Carpet flooring, panelled radiator and ceiling light point.

Downstairs WC

UPVC double glazed frosted window to the side elevation. Two piece suite comprising low-level WC and wash hand basin. Panelled radiator, ceiling light point and extractor.

Kitchen/Dining Room

Newly fitted kitchen last year housing a range of shaker style wall, drawer and base units with quartz work surface over. Integrated appliances to include fridge-freezer, 'Neff' dishwasher, eye-level oven and microwave oven, induction hob and extractor hood. Fitted breakfast cupboard with shelving and drawers. The room is finished with luxury vinyl plank flooring, I.5 inset composite sink unit with mixer tap, recessed LED lighting, under-cabinet lighting, vertical radiator, uPVC double glazed window and French doors into the garden room.

Garden Room

Spacious room currently used as a dining area and lounge with uPVC double glazed windows overlooking the garden area, French doors into garden plus additional door to the side. Finished with two ceiling light points, two panelled radiators and tiled flooring.

Landing Area

UPVC double glazed window to the side elevation. Storage cupboard with shelving, access to half boarded loft, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Built in wardrobe with clothing rail. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

En-suite

Modern three piece en-suite comprising low-level WC, corner enclosed electric shower and 'Roca' wash hand basin set on a vanity unit with storage drawers. Finished with recessed LED lighting, extractor, shave point, tiled flooring, chrome heated towel rail, fitted vanity mirror, tiled walls and uPVC double glazed frosted window to the front elevation.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

Three piece suite comprising low-level WC, panelled bath with shower head and wash hand basin set on vanity unit with storage. Finished with tiled flooring, tiled walls, extractor, recessed LED lighting, chrome heated towel rail, fitted vanity mirror and uPVC double glazed frosted window to the side elevation.





Garage/Utility

Up and over door leads into garage space with power, lighting and shelving. Housing a range of fitted units with work surface, space and plumbing for washing machine, space for tumble dryer and stainless steel sink unit with mixer tap. Additional access door to the garage.

Outside

Externally, the property is well presented and sits behind a driveway providing off-road parking. To the front, there is a neatly maintained lawned garden with a pathway leading to the entrance and gated access to the side. The rear garden has been beautifully landscaped, featuring Indian sandstone paving, a well-kept lawn, and decorative pebble borders, creating an attractive and low-maintenance outdoor space ideal for relaxing or entertaining. To the opposite side of the property, there is a useful additional storage area, which could also provide alternative access to the rear if required. Further benefits include external power sockets, mains up-and-down lighting, along with fencing and mature hedging to the boundaries, offering an excellent degree of privacy and security. There is access to the garage via an additional door.

Additional Information

The present owners have been living in the property since 2004 and have maintained and improved the property during this time. The kitchen was fitted last year, along with new bathroom and en-suite within the last five years. The garden has also been landscaped. The combination boiler is located in the garage.. The loft is half boarded, with lights and can be used for storage.

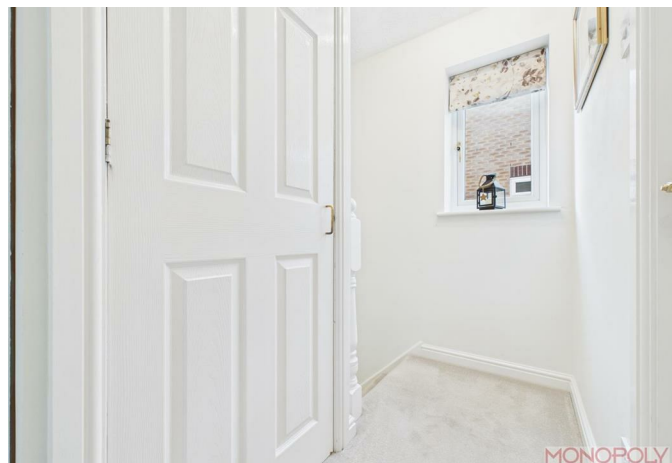
Important Information

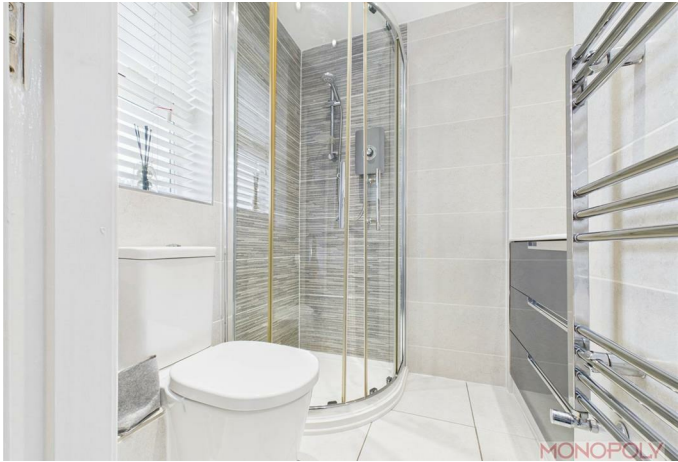
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please

contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







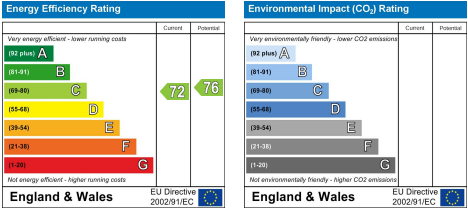


MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT