



HINCHLIFFE  
HOLMES



9 BROOMHILL LANE



**GROUND FLOOR**

Entrance Hall  
Lounge  
Dining Kitchen  
Hallway  
Pantry  
Utility  
WC

**FIRST FLOOR**

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom

**OUTSIDE**

Parking  
Gardens

# 9 BROOMHILL LANE

Great Barrow | CH3 7LB

Situated in a sought-after quiet picturesque location, a well-presented semi-detached family home with undisturbed views across open farmland. South-facing landscaped private gardens and driveway providing off road parking.

The property occupies a tranquil position in the rural village of Great Barrow being 4 miles to the east of Chester. The village offers an attractive church and public house with a more comprehensive range of services close by in Chester including supermarkets and the outlet village at Cheshire Oaks. There is a well-regarded primary school in the village which is a designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and has a daily bus service from Barrow. There is also an excellent selection of private schools in

and around Chester including Abbeygate College and the Kings & Queens Schools. There is a village playing field, cricket club plus several golf courses in the locality at Waverton and Vicars Cross. There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park. With regards to transport the property provides fantastic links to the northwest and beyond by both road, rail and aeroplane. There are two international airports within commuting distance they being Manchester International and Liverpool John Lennon airport, whilst the comprehensive road network includes links to the M53, M6, M56, A483, A55 and A49. There are railway stations in Chester, Frodsham and Crewe which run on a variety of lines and link to an impressive range of commercial locations.















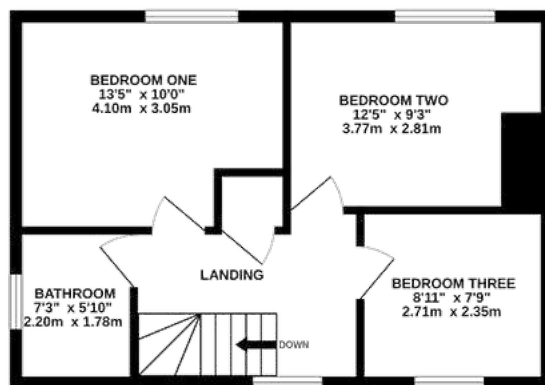
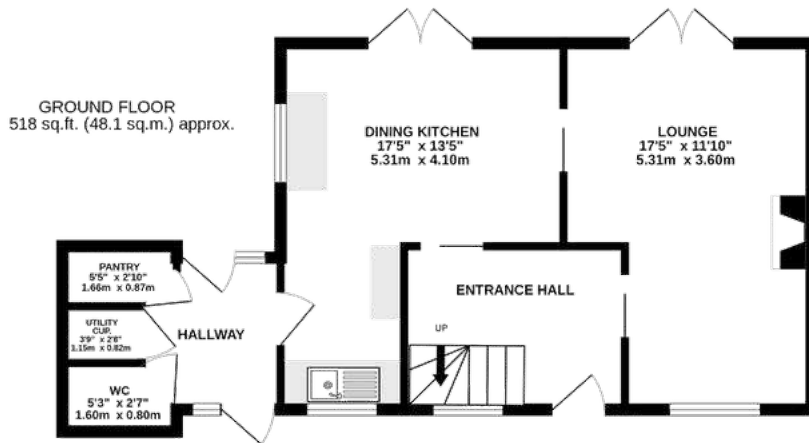












1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any 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 the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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**2023-2024**



**The Negotiator  
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& NORTH WEST

**GOLD**



**BEST**  
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AWARDS 2023  
WINNER  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS

# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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