

williamslettings



**32 Brookes Avenue, Broughton, CH4
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£1,075

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EPC - C77 Council Tax Band - D Deposit - £1,075

Brookes Avenue, Broughton

3 Bedrooms - House

A three bedroom semi detached house located in a much sought after area close to all amenities, Retail Park and A55 access. The accommodation offers a living room, modern kitchen diner, three bedrooms, master with en suite and family bathroom. Added benefits off street parking for two cars, rear garden, uPVC double glazing and gas central heating.

Accommodation

Composite door leads into

Entrance Hall

4'3" x 4'1"

With radiator, double power point and doors off.

Cloakroom

4'8" x 4'2"

With tiled flooring, low flush W.C, pedestal washbasin with mixer tap, extractor fan, electric trip switches and radiator.

Living Room

11'6" x 14'8" minimum 15'11" maximum

With laminate flooring, radiator, power points, internet socket, central heating thermostat, uPVC window to the front elevation, stairs off with under stair storage. Door leads int

Kitchen Diner

8'10" x 16'0"

With a range of cream shaker style wall, drawer and base units with worktops over, void for a fridge freezer, with power socket, single stainless steel sink and drainer with mixer tap, plumbing for a washing machine, electric integrated cooker, four ring gas hob, extractor hood over, power points, tiled splash backs, cupboard incorporating the Worcester combination boiler, uPVC window to the rear, tiled flooring following into the dining are with radiator and uPVC French doors leading onto the rear garden.

Stairs/Landing

2'11" minimum 6'10" maximum x 9'10" maximum 4'6" m

From the Living Room turned staircase leads to the landing with loft access hatch, airing cupboard and power point.

Bedroom One

9'6" x 11'1"

With radiator, power points and uPVC window to the front elevation.

En Suite

6'2" x 5'8"

With low flush W.C, pedestal wash basin with mixer tap, shaver socket, mounted mirror, extractor fan, shower enclosure and uPVC obscure window to the front elevation.

Bedroom Two

6'7" x 9'0"

With radiator, power points and uPVC window to the rear elevation.

Bedroom Three

8'10" x 6'10"

With radiator, power points and uPVC window to the rear elevation.

Bathroom

5'6" x 6'9"

With low flush W.C, panelled bath with mixer tap and shower head connection, tiled flooring, tiled bath splashbacks, pedestal washbasin with mixer tap, tiled flooring and obscure uPVC window to the side elevation.

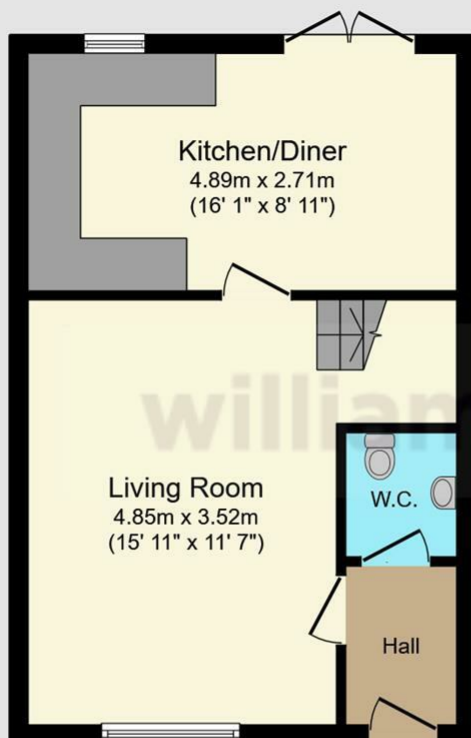
Outside

The property is approached by a dual width block paved driveway for off street parking and pathway to the front door and further pathway to the side elevation with timber gate providing access to the rear garden. The rear garden offers a patio area, lawned garden with border and rear patio area. Bound by fencing for privacy.

Directions

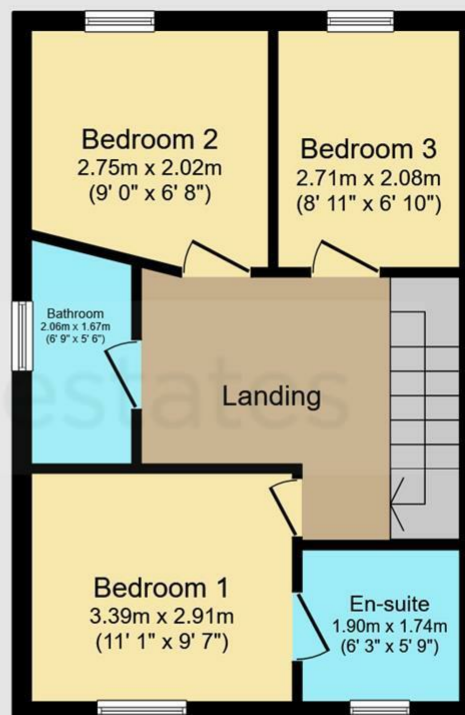
From our Mold office, turn right and continue to the roundabout, taking the first exit off. Continue to the second roundabout and take the third exit off and proceed along, through the traffic lights and follow signs for Queensferry, proceeding to the A55 expressway taking the A55 left hand land towards Wrexham and Chester. Continue along taking the second exit signposted Broughton. At the junction turn left and proceed along Main Road. Turn right at the Co-Op convenience store and first right onto Brookes Avenue. Continue along towards the end of the road and the property can be seen on the right.





Ground Floor

Floor area 37.5 sq.m. (403 sq.ft.)



First Floor

Floor area 37.5 sq.m. (403 sq.ft.)

Total floor area: 74.9 sq.m. (806 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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