

5 Warren Drive, Broughton, Chester, CH4 0PU

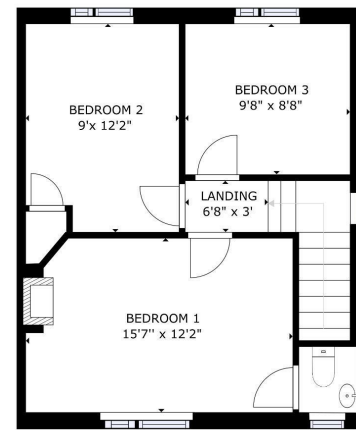
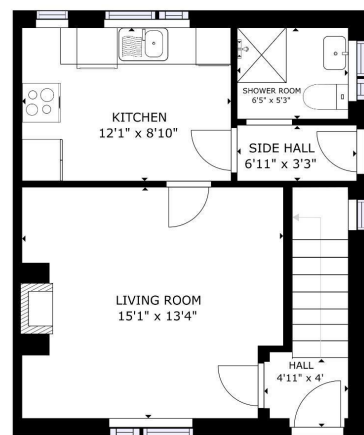
Cavendish
ESTATE AGENTS

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Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
72	86

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

5 Warren Drive

Broughton, Chester,
CH4 0PU

£165,000

* THREE BEDROOMS * GOOD SIZED REAR GARDEN * NO ONWARD CHAIN. An attractive three bedroom semi detached house conveniently situated in the popular village of Broughton. The accommodation briefly comprises: entrance hall, living room, kitchen, side hall, downstairs wet shower room, landing, bedroom one with decorative cast iron fireplace and en-suite WC, bedroom two with built-in storage cupboard and bedroom three. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with a new boiler installed in 2021. Externally there is an easy to maintain garden at the front with decorative stone and gated stepping stone pathway to the covered porch. A gated pathway at the side provides access to the rear garden which is laid mainly to lawn being enclosed by hedging and wooden fencing. There is also a useful brick built store. There is no onward chain involved in the sale of this property.

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The Property
Ombudsman

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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION

Broughton lies some 8 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. There are schooling facilities at Broughton Junior School. Shopping facilities are available locally as well as at the Broughton Retail Park where you can find top High Street retail stores, restaurants and a cinema. Chester City Centre has extensive shopping, leisure facilities available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. Hawarden Golf Club is nearby with sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Canopy porch with UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

Ceiling light point, single radiator with thermostat, and staircase to the first floor. Door to living room.

LIVING ROOM

4.39m max x 3.89m (14'5" max x 12'9")



UPVC double glazed window overlooking the front, double radiator, TV aerial point, coved ceiling with ceiling light point, vinyl wood effect flooring, Siemens digital central heating and hot

water controls, and chimney breast with decorative fireplace and hearth housing an electric pebble effect fire. Door to kitchen.

KITCHEN

3.48m x 2.57m (11'5" x 8'5")



Fitted base units and laminate wood effect worktop with inset single bowl stainless steel sink unit, drainer and mixer tap. Wall tiling to work surface areas, space for electric cooker and fridge/freezer, plumbing and space for washing machine and tumble dryer, single radiator with thermostat, electric meter and electrical consumer board, two UPVC double glazed windows overlooking the rear garden. Door to side hall.

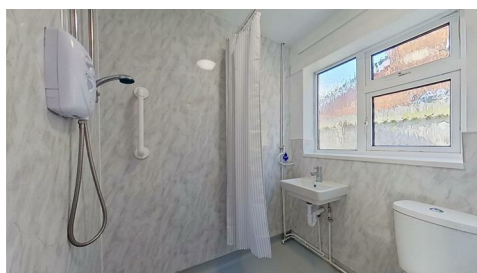
SIDE HALL

1.80m x 0.91m (5'11" x 3')

Coved ceiling, ceiling light point, vinyl flooring, built-in understairs storage cupboard with light point and gas meter, and UPVC double glazed door to outside. Doorway to shower room.

SHOWER ROOM

1.78m x 1.50m (5'10" x 4'11")



Comprising: wet shower area with Triton electric shower; wall mounted wash hand basin; and low level dual-flush WC. Wet boarding to shower area, wet flooring, double radiator with thermostat, ceiling light point, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to insulated loft space, ceiling light point. Doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE

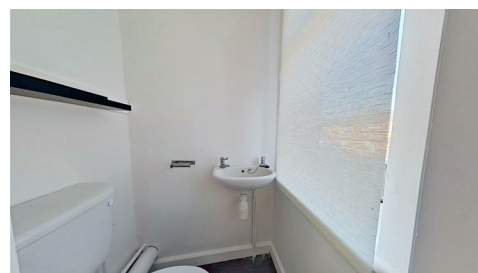
4.47m max x 2.95m (14'8" max x 9'8")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, picture rails, vinyl wood effect flooring, and chimney breast with original cast-iron fireplace. Door to en-suite WC.

EN-SUITE WC

1.14m x 0.89m (3'9" x 2'11")



Low level WC, wall mounted wash hand basin, vinyl floor covering, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.56m x 2.54m (11'8" x 8'4")



UPVC double glazed window overlooking the rear, ceiling light point, picture rails, single radiator, vinyl wood effect flooring, and built-in storage cupboard.

BEDROOM THREE

2.82m x 2.59m (9'3" x 8'6")



UPVC double glazed window overlooking the rear, ceiling light point, picture rails, double radiator with thermostat, and vinyl wood effect flooring.

OUTSIDE FRONT

To the front there is an easy to maintain garden with decorative stone being enclosed by hedging and wooden fencing. A stepping stone pathway leads to the entrance door. A gated pathway at the side provides access to the rear garden.

OUTSIDE REAR

To the rear there is a lawned garden enclosed by wooden fencing and hedging. Outside water tap, outside spotlight, and brick-built store.

REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

**DIRECTIONS**

From the Agent's Chester office proceed out of the City over the Grosvenor Bridge to the Overleigh roundabout and take the fourth exit into Hough Green. Follow this road through Saltney and towards Broughton. Continue straight across at the roundabout with the Broughton Retail Park on the left and at the next set of traffic lights proceed straight across to the roundabout. Then take the second turning left onto Main Road, which leads into Mold Road. Follow the road and continue past the Co-op and after some distance take the turning left into Broad Oak Avenue. Then take the first turning right into Warren Drive and the property will be found after a short distance on the left hand side.

TENURE

* Tenure - understood to be Freehold.

Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Flintshire County Council.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* There is a Sky satellite dish on the rear of the house.

* The gas central heating boiler was installed in March 2021.

* There is no onward chain involved in the sale of this property.

AML

AML - ANTI MONEY LAUNDERING