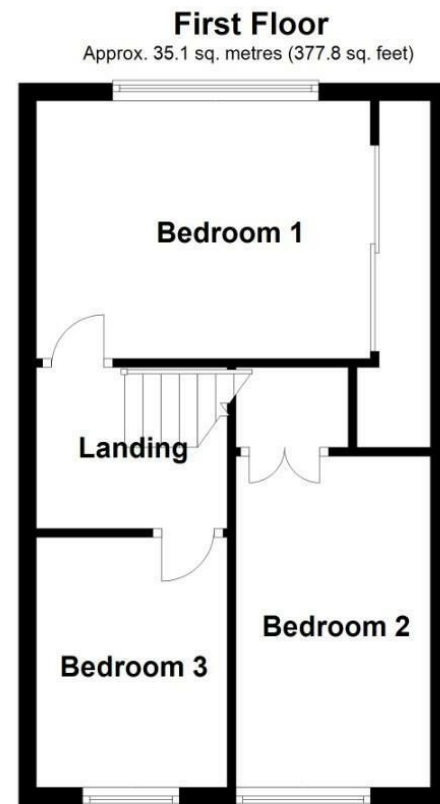
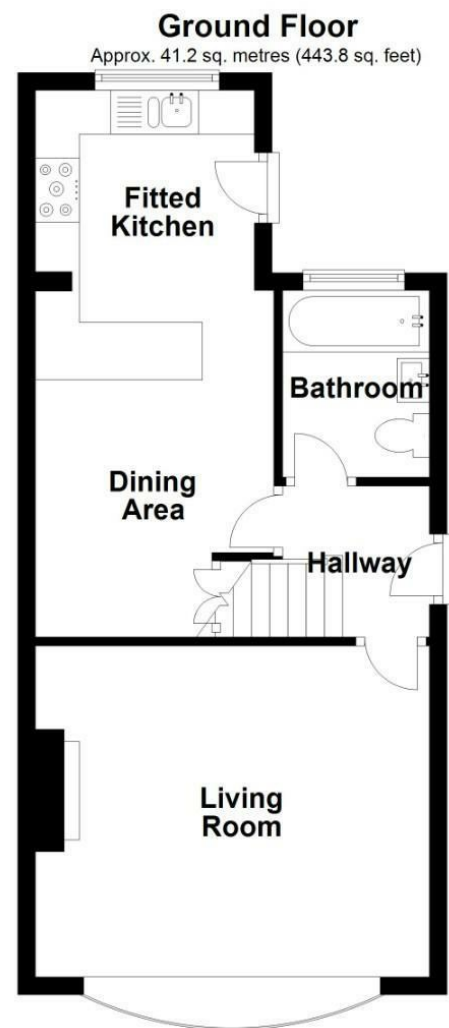
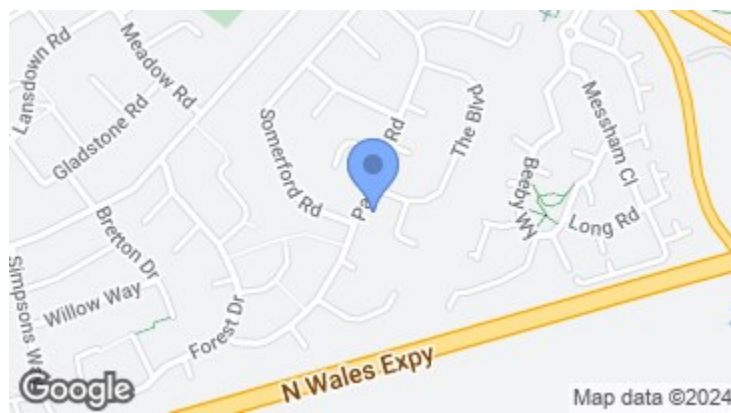


53 Parkfield Road, Broughton, Chester, CH4 0SE



Total area: approx. 76.3 sq. metres (821.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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 CO ₂ emissions			
(82 plus)	A		
(61-91)	B		
(69-90)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



53 Parkfield Road

Broughton, Chester,
CH4 0SE

£220,000

A three bedroom semi-detached house located along Parkfield Road in the popular village of Broughton. The accommodation briefly comprises: entrance hall, large living room with bay window and decorative fireplace with 'living flame' pebble effect gas fire, dining kitchen with integrated cooking appliances, two fridges and freezer, well appointed bathroom with shower bath, landing, bedroom one with fitted wardrobes, bedroom two with built-in over stairs storage cupboard, and bedroom three. The property benefits from UPVC double glazed windows and has gas fired central heating with an efficient Worcester boiler which was installed in 2022. Externally there is a gravelled border at the front with an imprinted concrete driveway extending to the side. To the rear the garden has been designed for ease of maintenance with a flagged patio, raised decked seating area, imprinted concrete and concrete sectional garage store.

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 Residential.



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:**ENTRANCE HALLWAY**

Composite double glazed entrance door with double glazed side windows, Hive central heating and hot water controls. radiator with radiator cover, ceiling light point, laminate wood effect strip flooring, and staircase to the first floor. Doors to the living room, dining kitchen and bathroom.

LIVING ROOM

4.47m x 3.78m (14'8" x 12'5")



UPVC double glazed bay window overlooking the front with display windowsill, coved ceiling, ceiling light point, double radiator with thermostat, laminate wood effect strip flooring, and feature fireplace with granite insert and hearth housing a 'living flame' pebble effect gas fire.

DINING KITCHEN

6.20m max x 2.64m max (20'4" max x 8'8" max)



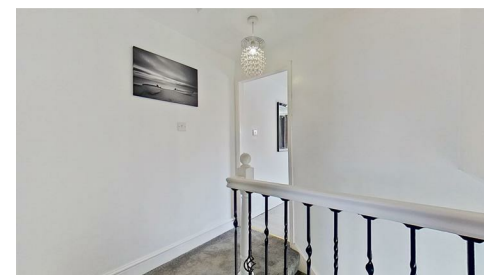
Fitted with a modern range of base and wall level units incorporating drawers and cupboards with a glazed cabinet and wine rack. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted five-ring gas hob with extractor above, built-in Whirlpool electric fan assisted oven and grill, integrated fridge and freezer, integrated washing machine, wall tiling to work surface areas, recessed LED ceiling spotlights, laminate wood effect strip flooring, double radiator with thermostat, wall light point, space for dining table and chairs, small understairs storage cupboard, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

**BATHROOM**

2.11m x 1.57m (6'11" x 5'2")



Well appointed and recently refitted white suite with chrome style fittings comprising: bath with mixer tap, wall mounted mixer shower over with canopy style rain shower head, shower attachment and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage underneath; and low level dual-flush WC with concealed cistern. Wet boarding to walls, chrome ladder style towel radiator, laminate wood effect strip flooring, panelled ceiling with recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

LANDING

Metal spindled balustrade, ceiling light point, and access to loft space with retractable aluminium ladder. Doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE

4.47m into wardrobe x 3.15m (14'8" into wardrobe x 10'4")



UPVC double glazed window overlooking the rear, ceiling light point, double radiator, laminate

wood effect strip flooring, full height fitted wardrobes to the length of one wall with three sliding doors housing a Worcester combination condensing gas fired central heating boiler.

BEDROOM TWO

3.76m x 2.29m (12'4" x 7'6")



UPVC double glazed window overlooking the front, ceiling light point, single radiator, laminate wood effect strip flooring, and useful built-in over stairs storage cupboard with hanging rail and light.

BEDROOM THREE

2.79m x 2.06m (9'2" x 6'9")



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, dado rail, and laminate wood effect strip flooring.

OUTSIDE FRONT

To the front there is decorative stone border with an imprinted concrete driveway which extends to the side. A wooden gate at the top of the driveway provides access to the rear garden.

OUTSIDE REAR

To the rear the garden has been designed for ease of maintenance with a flagged patio, imprinted concrete and raised decked seating area being enclosed by wooden fencing. Outside spotlighting, outside water tap, and external gas meter cupboard.

**GARAGE STORE**

Concrete sectional garage store with an up and over garage door and power,

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 into Broughton, continuing straight

across at the roundabout with the Broughton Retail Park. At the traffic lights turn left into Broughton Hall Road and continue straight across at the crossroads into Broughton Hall Road again. Then take the turning left into Parkfield Road. Follow Parkfield Road for some distance and the property will be found on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains electricity, water and drainage are connected.
* The property is on a water meter.
* There is a Hive system allowing control of the central heating and hot water from an app on your smart phone.
* The Worcester central heating boiler was installed in November 2022.
* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

AML

AML - ANTI MONEY LAUNDERING 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