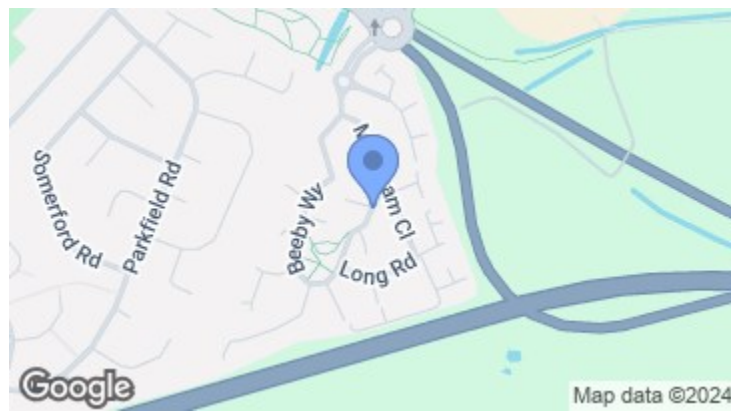




GROSS INTERNAL AREA  
FLOOR 1 261 sq.ft. FLOOR 2 724 sq.ft.  
TOTAL : 985 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
82	95

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

**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.



**51 Beeby Way**  
Broughton, Chester,  
CH4 0TP

**£235,000**

\* SEMI-DETACHED \* EASY TO MAINTAIN \* WELL PRESENTED THROUGHOUT. A three bedroom semi-detached property occupying a pleasant cul-de-sac position set back from Beeby Way and forming part of a modern development in the popular village of Broughton. The accommodation briefly comprises: canopy porch, entrance hall, bedroom three/home office with adjoining downstairs WC, first floor open-plan living room/dining area and kitchen, inner hall, utility room, two good size bedrooms and bathroom. There is also a large boarded loft area extending the full width of the property with extensive shelving and lighting. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination condensing boiler. Externally there is a driveway parking space. If you are looking for a modern easy to maintain property close to amenities then we would strongly urge you to view.

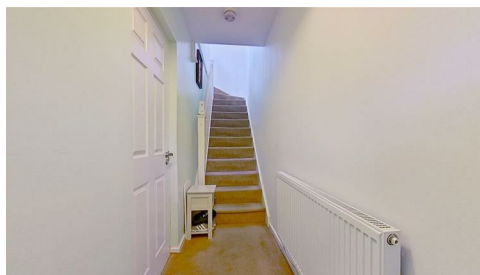


**LOCATION**

The development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living and cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, and Nando's. 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. The Hawarden Golf Club is nearby and 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**

Outside sensor light. Composite entrance door with double glazed insert, security peephole and letterbox to the entrance hall.

**ENTRANCE HALL**

Single radiator with thermostat, hanging for cloaks, ceiling light point, mains connected smoke alarm, and spindled staircase to the first floor. Door to bedroom three/home office.

**BEDROOM THREE/HOME OFFICE**

5.92m x 2.87m (19'5" x 9'5")



UPVC double glazed window overlooking the front, double radiator, recessed LED ceiling spotlights, mains connected smoke alarm, and wall cupboard housing the electrical consumer board, wall cupboard housing a Baxi Duo-Tec gas fired combination condensing central heating boiler. Door to downstairs WC.

**DOWNSTAIRS WC**

1.60m x 1.02m (5'3" x 3'4")



White suite with chrome style fittings comprising: wash hand basin with mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Two recessed LED ceiling spotlights, extractor, and vinyl wood effect flooring.

**FIRST FLOOR****LIVING ROOM/DINING AREA/KITCHEN**

7.01m max x 5.94m (23' max x 19'6")

**LIVING ROOM/DINING AREA**

Living room and dining area with spindled balustrade and wooden handrail, two double radiators, two ceiling light points, TV aerial point, and UPVC double glazed windows overlooking the front and rear. Open-plan to the kitchen.

**KITCHEN**

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood effect work surfaces and matching upstands. Fitted four-ring ceramic electric hob with ceiling mounted extractor above, built-in Hotpoint electric fan assisted oven and grill, and space for tall fridge/freezer. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Tiled splashback, single radiator with thermostat, ceiling light point, mains connected heat alarm, vinyl wood effect flooring, and UPVC double glazed window overlooking the front.

**INNER HALL**

Ceiling light point, single radiator with thermostat, and access to large boarded loft area with retractable aluminium ladder. Doors to bedroom one, bedroom two, utility room and bathroom.

**UTILITY ROOM**

1.70m x 1.60m (5'7" x 5'3")



Fitted worktop with plumbing and space for washing machine beneath and space for tumble dryer, fitted triple wall cupboard, single radiator with thermostat, ceiling light point, extractor, smoke alarm, and vinyl tile effect flooring.

**BEDROOM ONE**

3.76m plus door recess x 3.05m (12'4" plus door recess x 10')



UPVC double glazed window overlooking the front, ceiling light point, and double radiator.

**BEDROOM TWO**

3.12m x 2.84m (10'3" x 9'4")



UPVC double glazed window, ceiling light point, and double radiator with thermostat.

**BATHROOM**

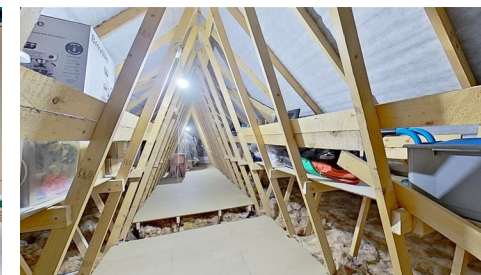
2.21m x 1.70m (7'3" x 5'7")



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted thermostatic mixer tap with shower attachment, canopy style rain shower head and glazed shower screen; pedestal wash hand basin with tiled splashback; low level dual-flush WC. Recessed LED ceiling spotlights, extractor, double radiator with thermostat, wall tiling to bath and shower area, and UPVC double glazed window with obscured glass.

**LOFT AREA**

10.80m in length (35'5" in length)



Large boarded loft area ideal for storage, with two light points and fitted shelving.

**OUTSIDE**

The property occupies a pleasant cul-de-sac position set back from Beeby Way. To the front there is a tarmac parking space. External gas and electric meter cupboards.

**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the large roundabout take the first exit (36a) signposted Broughton A5104 and at the roundabout near to the Broughton Retail Park take the first exit into the development. At the roundabout proceed straight across and take the next turning left into Messham Close. Then take the turning right into Beeby Way and then immediately after 57 Beeby Way turn right into the driveway and the property will be found within the small cul-de-sac set.

**TENURE**

\* Tenure - Freehold, purchaser should verify this with their solicitor. (part of the land are subject to leases, further details available from the Chester office.)

**COUNCIL TAX**

\* Flintshire County Council - Tax Band C.

**AGENTS NOTES**

\* Services - we understand that mains gas, electricity water and drainage are connected.  
\* The property is on a water meter.  
\* There is an estate wide management charge with Meadfleet of £70-80 every 6 months.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**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