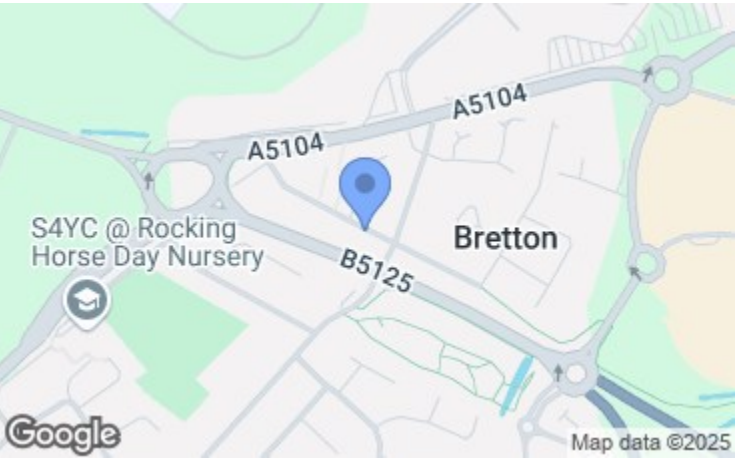
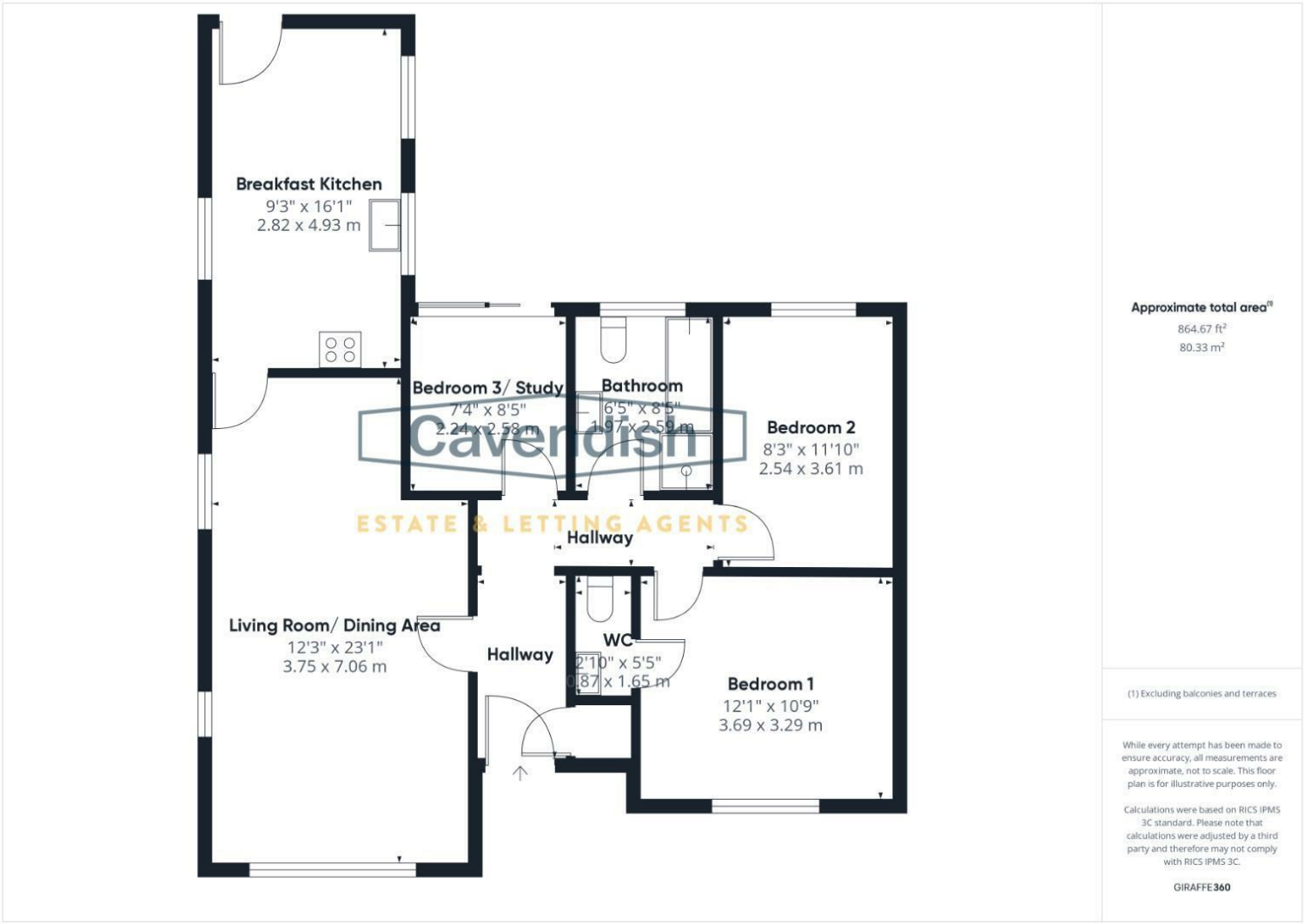


Bethany Church Road, Broughton, Chester, CH4 0QB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

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www.cavendishproperties.co.uk



Bethany Church Road

Broughton, Chester,
CH4 0QB

Price
£285,000

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.

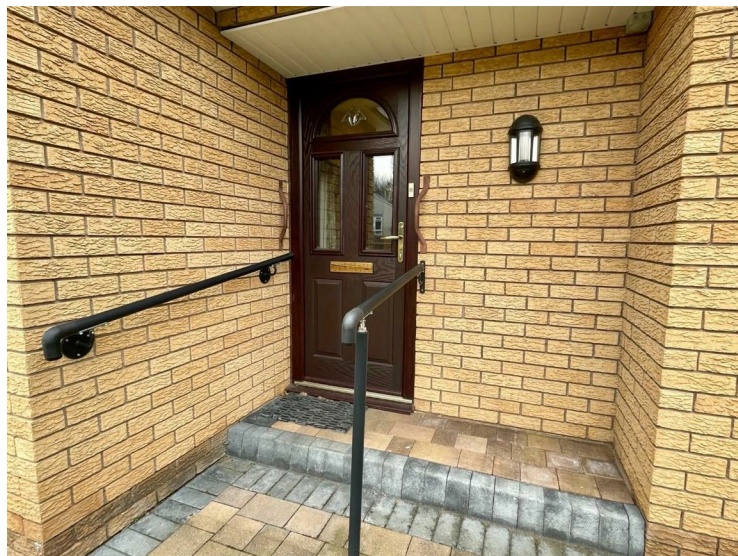
* WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW * EASY TO MAINTAIN GARDENS, DRIVEWAY & GARAGE. An attractive three bedroom detached bungalow occupying a favoured location along Church Road in the popular village of Broughton. The accommodation, which is well presented throughout, briefly comprises: entrance hallway with built-in cloaks cupboard, living room/dining area with feature fireplace, breakfast kitchen fitted with a comprehensive range of kitchen units incorporating a number of integrated appliances, inner hall, bedroom one with fitted wardrobes and en-suite WC, bedroom two with fitted wardrobe, bedroom three/study with double glazed patio doors to the garden and bathroom with bath and separate shower. The property benefits from gas fired central heating with a combination boiler and has UPVC double glazed windows and composite double glazed front and back doors. Externally there is a lawned garden at the front with shrub border and a block paved driveway at the side with double opening metal gates leading to a single brick-built garage. To the rear there is a lawned garden and Indian stone paving with decorative stone and raised beds.

LOCATION

Broughton lies some 5.1 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 also excellent bus links into Chester. 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:

PORCH



Covered porch with block paved step and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

2.69m x 1.22m (8'10" x 4')



Ceiling light point, single radiator with thermostat, and built-in storage cupboard with hanging for cloaks, slatted shelf, electric meter and the electrical consumer unit. Archway opening to inner hallway, and door to the living room.

LIVING ROOM/DINING AREA

7.04m max x 3.71m narrowing to 2.82m (23'1" max x 12'2" narrowing to 9'3")



Feature fireplace housing a 'living flame' coal-effect gas fire, UPVC double glazed window overlooking the front, two UPVC double glazed windows to the side, two single radiators with thermostats, coved ceiling, two ceiling light points, TV aerial point, and door to the breakfast kitchen.

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

SINGLE GARAGE



With an up and over garage door, UPVC double glazed window, and UPVC double glazed side personal door.

OUTSIDE REAR



To the rear the garden has been designed for ease of maintenance with a neatly laid lawn, Indian stone paving, decorative stone and raised beds with wooden sleepers. The garden is enclosed by concrete sectional wooden panelled fencing. Timber framed summerhouse, outside lantern style lighting, and outside water tap.



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 at the cross roads turn right into Church Road. The property will then be found after a short distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

AGENT'S NOTES

* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.

* Services - we understand that mains electricity, water and drainage are connected.

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



BREAKFAST KITCHEN

4.93m x 2.79m (16'2" x 9'2")



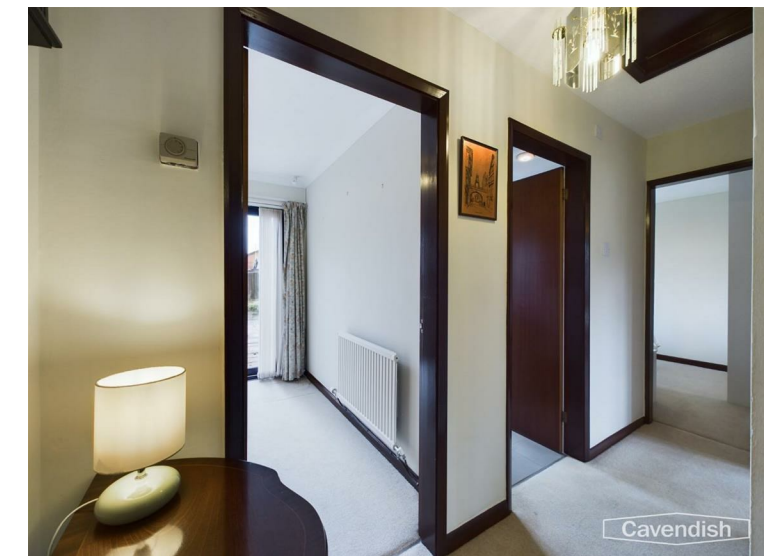
Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers, cupboards, pull-out larder unit and glazed display cabinet with laminated wood effect worktops. Wall tiling to work surface areas. Inset one and half bowl composite sink unit and drainer with mixer tap. Fitted four-ring gas hob with extractor above and built-in gas oven and grill. Integrated fridge, Hotpoint washing machine, and slimline dishwasher, wine cooler, TV aerial point, wall cupboard housing a Baxi Platinum combination gas fired central heating boiler, double radiator with thermostat, two ceiling light points, tiled floor, two UPVC

double glazed windows overlooking the rear garden with pelmets and downlighting, UPVC double glazed window to the side, and composite double glazed door to the rear garden.



INNER HALL

3.40m x 0.86m (11'2" x 2'10")



Ceiling light point, access to loft space, thermostatic heating controls, and telephone point. Doors to bedroom one, bedroom two, bedroom three/study and bathroom.

BEDROOM ONE

3.71m x 3.33m (12'2" x 10'11")



Fitted with a comprehensive range of bedroom furniture incorporating two full height double wardrobes, dressing table unit with drawers, storage cupboard and shelving, over-bed storage cupboards and two free standing bedside cabinets. UPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point, and television aerial point. Door to en-suite WC.

EN-SUITE WC

1.68m x 0.86m (5'6" x 2'10")



Modern white suite comprising: low level WC; and vanity unit with wash hand basin, mixer tap and storage cupboard

beneath. Part-tiled walls, tiled floor, two recessed LED ceiling spotlights, and extractor.

BEDROOM TWO

3.63m x 2.54m (11'11" x 8'4")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and full height fitted wardrobe with two sliding mirrored doors having hanging space and shelving.

BEDROOM THREE/STUDY

2.57m x 2.24m (8'5" x 7'4")



UPVC double glazed sliding patio doors to the rear garden, coved ceiling, ceiling light point, and single radiator with thermostat.

BATHROOM

2.62m x 1.93m (8'7" x 6'4")



Modern white suite with chrome style fittings comprising: panelled bath; low level dual-flush WC; vanity unit with mixer tap and storage beneath; and tiled shower enclosure with Mira shower, glazed shower screen and glazed door. Mirror fronted medicine cabinet with two downlights, fully tiled walls, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, tiled floor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a neatly laid lawned garden with shrub borders being enclosed by a brick boundary wall and

concrete sectional wooden panelled fencing. There is a gated pathway to the right hand side of the bungalow providing access to the rear garden. A block paved driveway at the side with double opening metal gates leads to a single garage.

