



Cavendish

ESTATE AGENTS

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108 Broughton Hall Road

Broughton,
CH4 0QN

NEW

£235,000

Welcome to 108 Broughton Hall Road, a well-presented two-bedroom link-detached home in the heart of Broughton, Flintshire. This modern property features a spacious open-plan kitchen/diner with contemporary units and space for appliances. The large lounge provides a comfortable and light-filled living area, ideal for relaxing or entertaining. Upstairs, there are two generous double bedrooms and a stylish, recently updated bathroom. An additional the WC/utility room is na practical space. The property benefits from off-road parking and a landscaped rear garden, perfect for outdoor dining or family time. Located in a popular residential area with a strong community feel. Just a short distance from Broughton Retail Park with shops, restaurants, and a cinema. Excellent road links nearby provide easy access to Chester, Wrexham, and the A55 for commuting across North Wales and the North West. This home is ideal for first-time buyers, professionals, or those looking to downsize.

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.

Hallway

5.00 x 1.05 m (16'4" x 3'5")

The hallway provides access to the main rooms on the ground floor and includes the staircase to the first floor. It also connects to the WC/Utility room, making for functional and easy circulation throughout the home.

Lounge

4.98 x 3.51 m (16'4" x 11'6")



The lounge is a comfortable and inviting space measuring 4.98 by 3.51 metres. It benefits from a large window that allows natural light to fill the room. A modern wall-mounted electric fireplace is set against a feature wallpapered chimney breast, adding a cosy focal point. The neutral décor and carpet create a warm atmosphere, ideal for relaxation.

Kitchen/Dining Room

3.34 x 6.10 m (10'11" x 20'0")



This bright and airy kitchen and dining room spans 3.34 by 6.10 metres, offering

a spacious and open area perfect for cooking and entertaining. It features a practical countertop with an integrated oven and hob, complemented by white cabinetry and a tiled splashback. Large windows and double doors provide plenty of natural light and direct access to the rear garden, seamlessly connecting indoor and outdoor living spaces.

Bedroom 1

3.32 x 3.04 m (10'10" x 9'11")



Bedroom 1 offers a bright and spacious retreat, approximately 3.32 by 3.04 metres, featuring a large window that fill the room with light. The neutral carpet and walls provide a blank canvas for personal styling, while the room's layout allows for a comfortable bed and additional furnishings.



Bedroom 2

3.12 x 3.02 m (10'3" x 9'11")

Bedroom 2 measures around 3.12 by 3.02 metres and includes built-in wardrobe

space with multiple doors, providing excellent storage. The room is well-lit by a large window, and the neutral colour scheme invites various décor options to make the space your own.

Bathroom

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



The bathroom is fully tiled with beige wall tiles and a decorative border, creating a clean and classic look. It features a white bathtub with a shower screen, a washbasin, and a toilet. A frosted window ensures natural light while maintaining privacy.

WC/Utility Room

3.05 x 1.34 m (10'0" x 4'4")



The WC/Utility room is a practical space measuring approximately 3.05 by 1.34 metres. It is designed for convenience with plumbing provisions likely suited for laundry appliances, alongside a WC facility. This room connects conveniently to the hallway near the entrance.

Rear Garden



The rear garden is a lovely outdoor space featuring a spacious paved patio area that leads onto a well-maintained lawn, enclosed by fencing. It offers a private and sunny spot for outdoor dining and relaxation, with mature trees and greenery providing a pleasant backdrop.



Location

Broughton is a well-established village in Flintshire, North Wales, offering a great mix of local amenities and community spirit. It's particularly popular due to its proximity to major transport links, including the A55 and easy access to Chester, Wrexham, and North Wales. The village is home to a range of shops, supermarkets, and the popular Broughton Retail Park with major high street brands, restaurants, and a cinema. Families benefit from well-regarded local schools and nearby green spaces for recreation. Broughton also offers easy access to the

stunning North Wales coastline and countryside, perfect for weekend getaways. With its balance of convenience and lifestyle, Broughton is an ideal location for professionals, families, and commuters alike.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

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.

FREEHOLD

Believed to be Freehold

CHESTER

By appointment through the Agents
Chester Office 01244 404040.

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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.