

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



## 51 Messham Close

Broughton, Chester,  
CH4 0TN

£375,000

**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.



A MODERN WELL APPOINTED FOUR BEDROOM DETACHED FAMILY HOUSE WITH GARAGE, occupying a corner position within this popular and conveniently situated development on the periphery of Broughton village with excellent access onto the A55 Expressway. Dating from 2015 the property has been designed to a spacious plan, ideal family living, with the benefit of modern fittings, gas fired central heating and double glazing. In brief comprising reception hall, cloakroom/WC, spacious living room with access to the garden, large open plan kitchen/dining room with attractive range of units and integrated appliances, utility room, first floor landing, bedroom one with en suite shower room, three further good size bedrooms and family bathroom. Side lawn garden areas, driveway parking for two cars, single garage and private enclosed rear lawned garden with southerly aspect. FREEHOLD.

**LOCATION**

The property was built by Bellway Homes and forms part of the Parc Jasmin development in Broughton. The development is located a short walk from the popular Broughton Retail Park which is home to high street brands including a Tesco Extra, Boots and WH Smith; as well as a cinema complex with restaurants. Broughton lies some 8 miles west 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 and M53/M56 motorways. Both Liverpool and Manchester Airports are usually within a 40 minute drive.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Wood grain effect double glazed front door to reception hall.

**RECEPTION HALL**

3.84m x 1.75m max (127" x 59" max)



Spindle staircase with oak handrail and storage cupboard beneath, radiator and contemporary oak panelled interior doors.

**CLOAKROOM/WC**

1.75m x 0.89m (59" x 211")



Comprising low flush WC and corner pedestal wash hand basin with tiled splashback. Wood effect flooring, small radiator and extractor fan.

**LIVING ROOM**

6.93m x 3.43m (229" x 113")



A spacious dual aspect room with double glazed windows to the front and side elevations and matching French doors to the garden. TV and telephone point and two radiators.

**KITCHEN/DINING ROOM**

6.91m x 3.07m extending to 3.89m into bay (228" x 101" extending to 129" into bay)



A large open plan room with double glazed windows to the front and side aspects including a wide square bay window. The kitchen is fitted with an attractive range of gloss cream fronted base and wall units with stainless steel handles and mottled effect work surfaces with matching upstands and decorative tiled splashbacks above. Inset sink unit with mixer tap and preparation bowl, range of integrated appliances comprising stainless steel four gas burner hob with stainless

steel splashback and cooker hood, electric oven, fridge/freezer and dishwasher. Wood effect vinyl floor covering and radiator.

**UTILITY**

1.91m x 1.80m (63" x 511")



Matching base and wall cupboards to the kitchen, void and plumbing for washing machine and space for tumble dryer. Wall cupboard housing a Potterton gas fired central heating boiler, wood effect vinyl floor covering, radiator, double glazed exterior door and extractor fan.

**FIRST FLOOR LANDING**

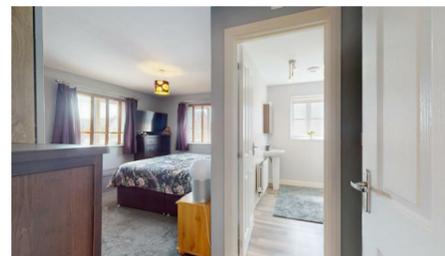
Loft access, radiator and white panelled interior doors to all rooms.

**BEDROOM ONE**

3.99m x 3.25m plus recess (131" x 108" plus recess)



A dual aspect room with double glazed windows to the front and side elevations, central heating thermostat and radiator.

**EN SUITE**

2.64m x 2.01m max overall (88" x 67" max overall)



A modern en suite shower room with corner shower cubicle with mains shower valve, pedestal wash basin and WC. Part tiled walls, wood effect vinyl floor covering, built in cupboard housing a pressurised hot water cylinder tank, extractor fan and double glazed window with frosted glass.

**BEDROOM TWO**

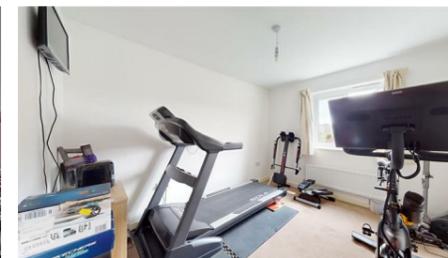
3.99m x 3.18m (131" x 105")



A double size dual aspect room with double panelled radiator.

**BEDROOM THREE**

3.38m x 2.82m (111" x 93")



Double glazed window to the side and radiator.

**BEDROOM FOUR**

2.82m x 2.49m (93" x 82")

Double glazed window to the side and radiator.

**FAMILY BATHROOM**

2.57m x 1.80m (85" x 511")



Fitted with a modern three piece suite comprising panelled bath, pedestal wash basin and low flush WC. Part tiled walls, wood effect flooring, radiator, extractor fan and double glazed window with frosted glass.

**OUTSIDE**

The property occupies a corner position with front and side lawn garden areas with mature hedging extending to boundaries. A gated access to the right hand elevation leads through to the rear garden.

**DRIVEWAY**

A driveway extends to the rear of the property providing parking for two cars as well as access to the single detached garage. A gate from the drive leads into the garden.

**GARAGE**

A single brick built garage with an up and over door, with mains electricity and lighting.

**REAR GARDEN**

A good size fully enclosed lawned garden with brick/panelled fencing and enjoying a southerly aspect. Flagged patio and pathways, outside light, power point. Garden store.

**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 mini roundabout take the second exit and then fork left onto Messham Close whereupon the property will be found half way along on the left hand side.

**COUNCIL TAX**

Flintshire County Council - Tax Band F

**TENURE**

Freehold title available.

We understand an annual service charge of approximately £140.00 is payable for the upkeep of the communal areas on the development.

**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.

**VIEWING**

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW