



3 Cledwen Road, Broughton, Chester

Offers in Excess of £240,000

EPC rating: C
Tenure: Freehold
Council Tax Band: D





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This well-presented three-bedroom semi-detached home in the popular Broughton area offers well-presented accommodation throughout. To the ground floor there is a hall, living room, and a kitchen-diner featuring French doors to the garden. Upstairs offers two double bedrooms (one en-suite), a single, and family bathroom. Externally there is off-road parking and a private rear garden with lawn and patio. Fully double-glazed and well-appointed, it's ideal for young families. The home combines modern comfort with a convenient location, making it a desirable option in this popular area.

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The property which falls within the popular area of Broughton. There are local shopping facilities and the more extensive range of facilities in the Broughton Retail Park are situated a short travelling distance by car. Chester city centre is approximately 15-20 minutes travelling distance, as is the Chester Business Park. Easy links via the A55 provide good accessibility to the M53/M56 motorway networks also.



The attractive composite front door adds kerb appeal to this three-bedroom semi-detached home, and the ground floor features a hallway with stairs to the first floor. A spacious living room leads to a full-width kitchen-diner, boasting fitted units, ample work surfaces, and an understair cupboard. French doors in the kitchen open onto the rear garden, seamlessly blending indoor and outdoor spaces.



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The first-floor landing features a spindled balustrade and over stair storage cupboard. The landing provides access to three bedrooms (two double bedrooms and one single) and a family bathroom. The main bedroom boasts an en-suite shower room for added convenience. The family bathroom, featuring a modern three-piece white suite and serves all bedrooms.

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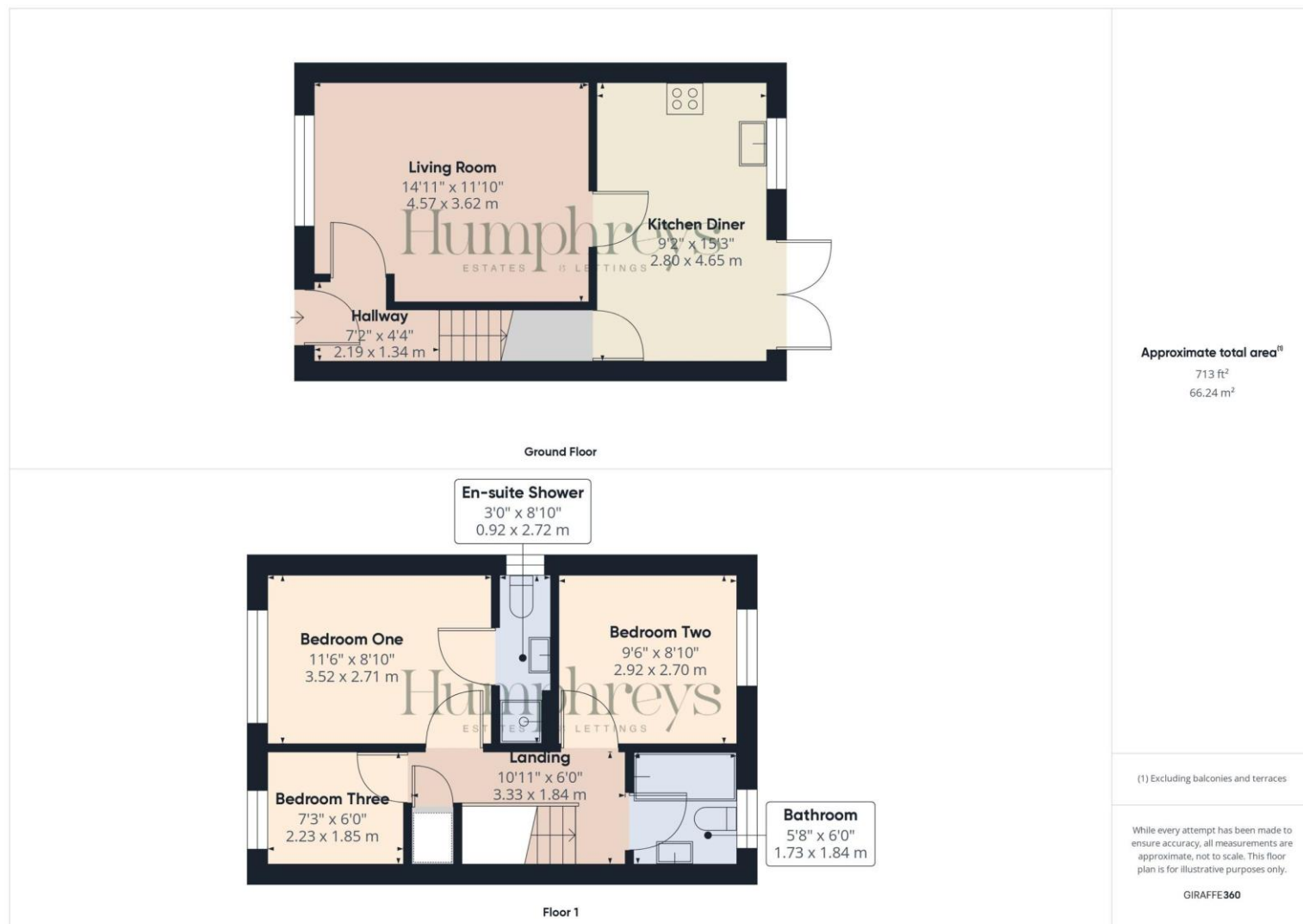
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Overlooks a communal leafy green space, the property boasts a private driveway for off-road parking, with a slate-chipped front border and paved path leading to a canopied entrance. The enclosed rear garden features a lawn and an attractive Indian stone patio. This well-designed outdoor space offers both kerb appeal and a private area for relaxation and entertainment.

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Need to know

- Three-bedroom semi-detached home in popular Broughton area
- Spacious living room and full-width kitchen-diner to the rear
- First floor features two double bedrooms (one en-suite), single bedroom, and family bathroom
- Off-road parking, front garden overlooking communal green, private rear garden
- Well-presented throughout, ideal for young families



Interested?

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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