



Gladstone Road, Broughton, Chester CH4 0RW

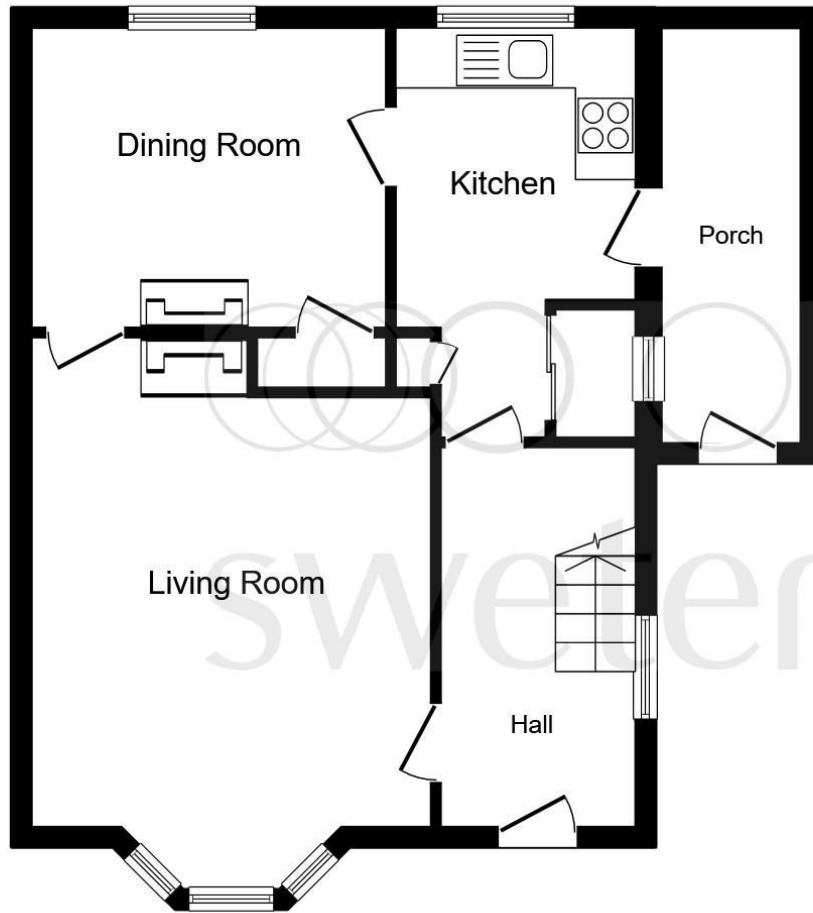
welcome to

Gladstone Road, Broughton, Chester

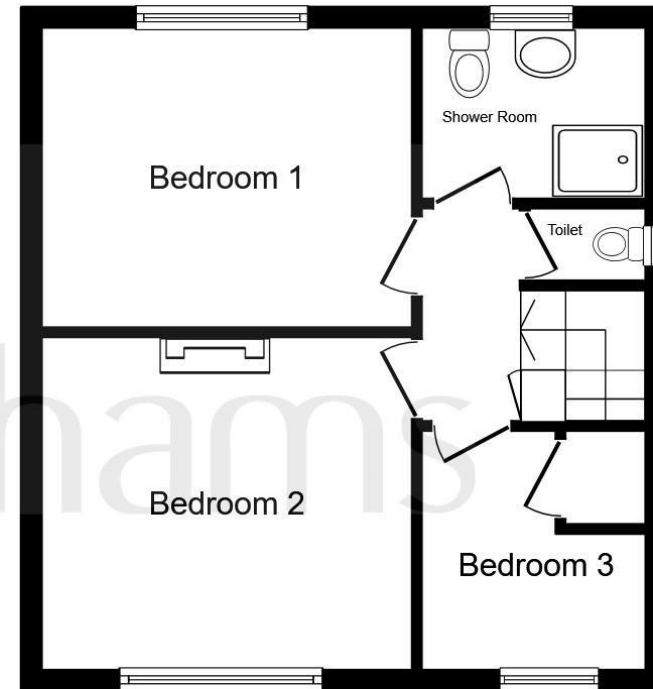
This traditional 3-bedroom semi-detached home in the heart of Broughton needs general updating throughout but has lots of potential, benefitting from spacious accommodation, original features, front and rear gardens, with local schools and transport links being close by.

NO ONWARD CHAIN





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

A glazed panel front entrance door leading into the hallway, staircase leading to the first floor, electric heater, tiled floor, a window to the side elevation, and doors leading to the Lounge and Kitchen.

Living Room

13' 5" x 15' max (4.09m x 4.57m max)

With a bay window to the front elevation, and a door leading into the Dining Room.

Dining Room

11' 7" x 10' 3" max (3.53m x 3.12m max)

With a window to the rear elevation, fireplace with electric fire, wall units, electric heater, and a door leading into the Kitchen.

Kitchen

8' 3" x 13' 9" max (2.51m x 4.19m max)

Fitted with a range of white wall, base and drawer units with complementary work surfaces, Welsh quarry tile flooring, stainless steel 1.5 bowl sink and drainer with mixer tap, cupboard housing the hot water cylinder, part-tiled walls, a pantry, a window to the rear elevation, and a door leading into the lean-to porch.

Lean-To Porch

4' 4" x 7' 9" max (1.32m x 2.36m max)

With a corrugated roof, and a door to the front elevation.

First Floor Landing

Stairs leading up from the ground floor, electric heater, storage cupboard, loft hatch, and doors leading to all bedrooms and the shower room.

Bedroom One

12' 1" x 10' max (3.68m x 3.05m max)

With a window to the rear elevation, small built-in wardrobe, electric heater, and wood flooring.

Bedroom Two

12' 4" x 12' 7" max (3.76m x 3.84m max)

With a window to the front elevation, built-in wardrobes, and an electric heater.

Bedroom Three

8' 6" x 7' 9" max (2.59m x 2.36m max)

With a window to the front elevation, and a storage cupboard.

Shower Room

With a walk-in electric shower, WC, wash hand basin, complementary tiled walls, and a window to the rear elevation.

WC

Comprising WC, and a window to the side elevation.

Outside

Front

Mainly laid to lawn with mature hedge and plants, and a paved pathway leading down the side of the house to the rear porch.

Rear

Mainly laid to lawn, with mature hedging, plants and trees, brick-built storage shed with WC.



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welcome to

Gladstone Road, Broughton, Chester

- A Spacious 3-Bedroom Family Home
- With Original Features
- Gardens to Front and Rear
- Close to Local Schools
- Easy access to A55 and Motorway Network
- In Need of General Updating

Tenure: Freehold
EPC Rating: F
Council Tax Band: D

£140,000



Agent's Note:

Please be aware that the property does not have a gas connection or central heating.

Priority Investment Club

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Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS117901 - 0006

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