

Town & Country

Estate & Letting Agents

Springfield, Broxton

£485,000



THIS TRADITIONAL 1930'S EXTENDED DETACHED HOUSE offers substantial accommodation and is situated on a generous sized corner plot surrounded by rural views. The property combines the best of established character with modern day living having the advantage of approximately a 0.5 acre plot, mature gardens, parking and a double garage.

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DESCRIPTION

Springfield is located off one of Chester's main thoroughfares and the property is surrounded by lovely rural views. This substantial four-bedroom, detached home sits on a generous sized, half acre, corner plot. The house was originally constructed in the 1930's and has been extended more recently to provide the best of traditional character combined with modern day living. Benefitting from oil fired central heating and UPVC double glazing, the accommodation comprise an entrance hall featuring a Minton tiled floor, a study/sitting room with an original fireplace, a lounge featuring an open fireplace, the dining room with French doors leading to the garden, a lovely fitted kitchen with granite worksurfaces, a utility room and a shower room. The first-floor landing has a principle bedroom off with an en-suite shower room, three further bedrooms and a family bathroom. Externally, ample off-road parking is available to the front of a detached garage, the property is situated on a large wrap around plot with far reaching views. The Garden affords considerable privacy and scope for further expansion (subject to any necessary building or planning consents). The mature gardens are mainly laid to lawn with established hedging, several seating areas, various fruit trees and a vegetable plot with a timber workshop.

DIRECTIONS

Take Castle St to Nicholas St/A5268, Head south on Lower Bridge St towards St Olave St, Turn right onto Castle St, Continue on A5268. Take Whitchurch Rd/A41 to Old Coach Rd, At the roundabout, take the 2nd exit onto Nicholas St/A5268, At the roundabout, take the 2nd exit onto St Oswalds Way/A5268, At the roundabout, take the 2nd exit and stay on St Oswalds Way/A5268, Use the left 2 lanes to turn left onto The Bars/A5268, Use the left 2 lanes to turn left onto Boughton/A51, Continue to follow A51, Turn right onto Challinor St/A51, Slight left onto Christleton Rd/A5115, Continue to follow A5115, Parts of this road may be closed at certain times or on certain days, Use any lane to turn slightly left onto Boughton Heath Jct, Continue onto Whitchurch Rd/A41, Drive to Old Coach Rd 3 min (1.4 mi), Turn left onto Old Coach Rd, Turn right to stay on Old Coach Rd and you will see a sign for Springfield (the name of the property)



LOCATION

Broxton is a semi-rural hamlet that lies in a very popular part of South Cheshire. The nearby villages offer local amenities including a primary school, tennis courts, golf courses and restaurants. The surrounding countryside is noted for its rural beauty, some of the most picturesque scenery in the area

together with close access to nearby Beeston and Peckforton Castles. The location is convenient for daily travel to neighbouring industry and commercial centres including Chester (11 miles), Nantwich (11 miles), Crewe (15 miles), Whitchurch (11 miles), Wrexham (12 miles), Manchester (50 miles), Liverpool (36 miles) and Warrington (32 miles). Malpas, Tattenhall and Tarporley are nearby villages all of which provide superb day to day amenities including well regarded restaurants and pubs, boutique shops, doctors surgeries, dentist, opticians and schools. There are also a number of well renowned schools in the area including Kings and Queens schools in Chester, Abbey Gate at Saighton, the Grange School at Hartford and Bishop Heber High School in Malpas which has recently been rated outstanding by Ofsted. Crewe railway station can be located within 25 minutes' drive and offers superb regular direct services to London that are ideal for the business and leisure traveller.



ENTRANCE HALL

Entered through a UPVC front door, Minton tile flooring and stairs leading to first floor.



STUDY

13'1" x 11'4"

This reception room offers an array of alternative functions and still has the original fireplace housing multi-fuel burner and a quarry tile hearth, radiator, UPVC double glazed window, wood effect laminate flooring.



LOUNGE

14'0" x 13'8" max

Featuring an open fireplace within a ceramic tiled surround, bay window to the front elevation, another window to the side elevation and radiator.



LOUNGE AREA



DINING ROOM

15'7" x 12'3"

Pitch pine reclaimed wood floor, UPVC double glazed French doors into garden, radiators, original leaded, stained window toward the kitchen.

UTILITY ROOM

10'4" x 10'3"

Installed with a range of wall and base units with complimentary work surfaces over, space and plumbing for white goods, tiled flooring, UPVC double glazed door leading into garden, UPVC double glazed window.

SHOWER ROOM

A wet room with a wall mounted electric shower, low level WC, wash hand basin, UPVC double glazed window, electric heater.



KITCHEN

20'6" x 17'1" x 9'6"

A kitchen/breakfast room comprising of a series of wall and base units with complimentary granite work surfaces over, a breakfast island, inset Belfast sink, an abundance of natural light provided by dual aspect windows and a Velux skylight, oil central heating boiler housed within a unit, additional built in storage cupboards, space for white goods and cooker, reclaimed wood floor.

FIRST FLOOR LANDING



PRINCIPLE BEDROOM

14'0" x 11'9"

Fitted wardrobes, UPVC double glazed bay window offering unspoilt rural views, radiator, door to en-suite.



EN-SUITE SHOWER ROOM

Installed with a double shower cubicle, vanity unit with wash hand basin, low level WC with hidden cistern, a heated towel rail and an opaque UPVC double glazed window.



PRINCIPLE ROOM



BEDROOM TWO

11'10" x 11'7"

With a built in storage cupboard, radiator, UPVC double glazed window.

BEDROOM THREE

16'7" x 10'4" max

UPVC double glazed window and radiator.

BEDROOM FOUR

12'6" x 10'4"

Also with a UPVC double glazed window and radiator.



FAMILY BATHROOM

8'0" x 6'4"

Installed with a three piece bathroom suite comprising of a panelled bath with power shower over, low level WC, pedestal wash hand basin, extractor fan, UPVC double glazed window, heated towel rail.



FRUIT TREES



EXTERNALLY

Externally, the property benefits from a sunny south facing garden accompanied by a patio area.



PATIO AREAS



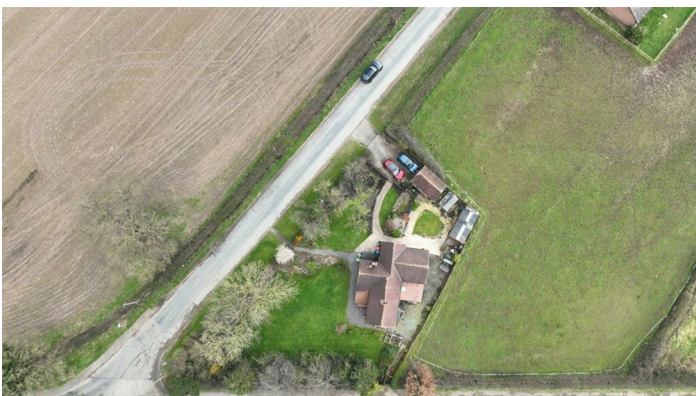
GARDENS



GARAGE

16'1" x 10'5"

Detached and alarmed garage with double timber doors opening to the front driveway and secure locking mechanisms, mains power and lighting, mains water feed is accessible offering potential for future conversion subject to planning.



SERVICES

The agents have not tested the appliances listed in the particulars.

This property has a septic tank.

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and one of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to Gary Jones (mortgage consultant) who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Gary Jones (mortgage consultant) deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Gary Jones (mortgage consultant) normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	