

Town & Country

Estate & Letting Agents

Watson's Close, Broughton

£235,000



This extended semi-detached Dorma bungalow is situated in a quiet cul-de-sac in Broughton. It features gas central heating, UPVC double glazing, off-road parking, and an enclosed rear garden with paved patio areas. The property comprises an entrance hall, living room, shower room, cloakroom, WC, dining room, kitchen, and three bedrooms, one on the ground floor. It also comes with the benefit of no onward chain.

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DESCRIPTION

This beautifully presented, extended, semi-detached Dorma bungalow is located in a quiet cul-de-sac in the family-friendly village of Broughton. The property benefits from gas central heating and UPVC double glazing, and boasts an entrance hall, living room, shower room, cloakroom, WC, dining room, kitchen, a ground floor double bedroom, and two further bedrooms on the first floor. Externally, the property features a well-attended front garden with lawn and shrubs, along with off-road parking and gated safe access. The enclosed rear garden is also lawned and shrubbed, with paved patio areas. This property is available with the benefit of no onward chain.



LOCATION

Broughton is a popular location, approximately five miles from Chester with its extensive shopping and leisure facilities, eight miles from Mold and is within easy access to the A55 Expressway, and M53/M56 motorway leading to the national motorway network. Hawarden Golf Club is nearby, there are excellent schooling facilities at Broughton Junior School. Shopping facilities are available locally and at Broughton Retail Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living, Home Sense and a cinema complex with restaurants including Pizza Express, Frankie and Benny's and Chiquito's.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge St towards Street Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to

A494/Conwy/Mold, merge onto N Wales Expy/A55, at junction 36A, exit towards Broughton/A5104, at the roundabout, take the 2nd exit onto B5125, at the roundabout, take the 1st exit onto Main Road/A5104, turn left onto Main Road, turn left to stay on Main Road, turn right onto Wynnstay Road, turn right onto Broughton Hall Road, turn left onto Parkfield Road, turn right onto Watson's Close. The destination will be on the right.

ENTRANCE HALL

Access to the property is granted through a UPVC leaded double glazed front door, which leads to a welcoming entrance hall. The first floor can be reached through a staircase, which also provides access to the bedrooms. The living room, dining room, shower room, and WC can be accessed through various doors that open off of the entrance hall.



LIVING ROOM

15'4" x 11'3"

Located on the front elevation, the living room features a window and a radiator. Additionally, an electric fire with a granite hearth is also present.



SHOWER ROOM

4'10" x 5'2"

The shower room has been equipped with a double shower enclosure featuring a

thermostatic shower, accompanied by a wash hand basin with a mixer tap and a vanity unit. Additionally, the bathroom is furnished with a radiator and partially tiled walls, complemented by a ceramic tiled floor. An opaque window facing the front elevation completes the elegant design.



CLOAKROOM WC

4'5" x 2'7"

Housing a low-level WC, a wash hand basin, partially tiled walls, a ceramic tiled floor, and an opaque window facing the side elevation.



DINING ROOM

13'1" x 8'9"

The dining room features timber laminate flooring, with a window to the side elevation and an under stairs storage cupboard. The sliding door provides access to the kitchen, while a second door leads to the ground floor double bedroom.



GROUND FLOOR BEDROOM

10'6" x 11'7"

With a window to the rear elevation and a radiator.



BEDROOM ONE

13'6" x 10'4"

With a window to the rear elevation and a radiator. With access to the eaves storage and loft.



KITCHEN

10'9" x 8'1"

The kitchen is outfitted with a selection of white wall, base, and drawer units, tastefully complemented by stainless steel handles. The worksurface area accommodates a 1 1/2 full resin sink unit equipped with a mixer tap and tiled splashback. There is ample space for a cooker with an extractor hood mounted above it, as well as space for a tall fridge freezer and plumbing for a washing machine. The kitchen also features a display cabinet, a ceramic tiled floor, a wall-mounted Worcester gas combination boiler, a radiator, and a window facing the rear elevation. The UPVC double glazed door provides access to the rear garden.

FIRST FLOOR



BEDROOM TWO

13'6" x 6'3"

With a window to the side elevation and a radiator. With a fitted double wardrobe and access to the eaves storage.



EXTERNALLY

The property's forepart exhibits a well-tended garden, replete with lawns and shrubs, and a driveway for vehicular access. The garden is equipped with external lighting fixtures and a timber gated side access, which leads to the rear garden. The said access opens to a paved pathway that traverses a garden adorned with

lawns and shrubs, and is accompanied by paved and gravel patio areas. The garden also houses a timber shed, and is further equipped with external lighting fixtures and a water supply. The entire garden is enclosed by a series of timber fence panels, ensuring a secure and private outdoor environment.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

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

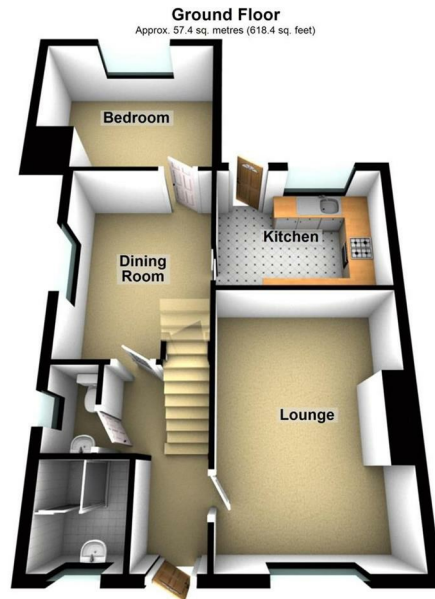
Tenure: Freehold

Council Tax Band: D £1906

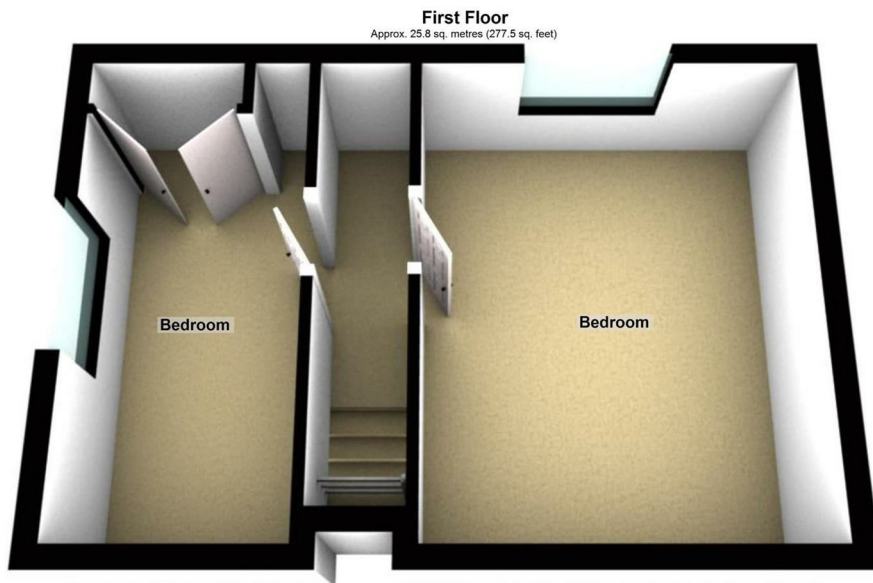
MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a 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. Our 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. 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.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 83.2 sq. metres (895.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	