

# Town & Country

Estate & Letting Agents

Broadway West, Newton

Asking Price £360,000



A traditional extended 1930s semi detached house, offering adaptable accommodation including three reception rooms, spacious kitchen, three bedrooms, off road parking, garage and a large private rear garden, situated within the popular suburb of Newton.

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## DESCRIPTION

Located within this highly desirable, Chester suburb, this well presented three bedroom semi detached house has undergone an extension to the rear. Having the benefit of gas central heating and UPVC double glazing. The accommodation briefly comprises a reception hall, living room, sitting room, kitchen. First floor landing, three bedrooms and a spacious bathroom suite. Externally to the front of the property is brick block off-road parking. Iron gated access leads to the rear garden, and a detached garage. The rear garden is enclosed by fence panels, brick block paving continues to the patio area having a lawned garden with a shrubbed border, an outside light and water supply, a timber shed and a second paved patio area.

## LOCATION

Located in the popular district of Newton, which boasts an excellent range of local amenities including excellent schooling and small shopping facilities. Chester city centre is approximately 10 minutes travelling distance and the property is also within walking distance of a regular bus network and particularly convenient for the Chester inner ring road and A55/M53/M56 motorway networks.

## DIRECTIONS

From the Chester Branch, head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268 continue to follow A5268, slight left onto Street Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56, turn left onto Ermine Road, continue straight onto Dickson Drive, turn right onto Sandon Road, turn left onto Broadway West and the property will be located on your Right.



## ENTRANCE HALL

The property is entered through UPVC double glazed front door, which opens to an inviting reception hall with a radiator, window to the side elevation, stairs off rising to the first floor accommodation with a storage cupboard below, and the internal door opening to the living room.



## LIVING ROOM

15'3" x 12'8"

Featuring a bay window to the front elevation, a radiator, a living flame gas fire set within a cast-iron fireplace with an Adams style surround. Half glazed double doors open to the dining room.



## DINING ROOM

10'5" x 8'4"

With timber laminate flooring, radiator, half

glazed double doors opening to the sitting room and they have a glazed single door opening to the kitchen.



## SITTING ROOM

10'6" x 7'7"

A lovely room offering splendid views of the rear garden via windows to both the rear and side elevations and UPVC double glaze French doors opening to the garden. This room also has a continuation of the timber laminate flooring and a radiator.



## KITCHEN

10'6" x 10'0"

The kitchen is fitted with a range of light, oak style wall base and drawer units complemented by stainless steel handles and ample work surface space. There is a stainless steel single drain sink unit with a mixer tap and tiled splashback's. Integrated appliances include a stainless steel double oven, a stainless steel favouring gas hob with an extractor hood above and a fridge freezer. There is also space and plumbing for a washing machine. The flooring is ceramic tiled, there is a window to the rear elevation a second smaller opaque window to the side elevation and a UPVC double glazed door opens to the side of the property.

## FIRST FLOOR LANDING

With a window to the side elevation, access to the loft space and doors off opening to all three bedrooms and to the bathroom suite.



## BATHROOM

7'2" x 7'4"

Having a built in cupboard, which also houses a Viessmann gas combination boiler. The room itself is installed with a tiled panelled bath with an electric shower above along with a protective glass screen, a low-level WC, pedestal, wash, handbasin, radiator, fully tiled walls with an opaque window facing the side elevation of the property and timber panelled ceiling with recessed downlights set within.



## BEDROOM ONE

13'8" x 10'6"

With a bay window to the front elevation, radiator and fitted with a range of wardrobes with mirror inserts.



## BEDROOM TWO

11'6" x 10'6"

Having a built in double wardrobe, a window facing the rear elevation and a radiator.



## BEDROOM THREE

7'8" x 7'2"

Window to the front elevation, radiator.

## GARAGE

18'0" x 8'8"

Access through an open over garage door, having power and light, and with a single glazed window to the side.



## EXTERNALLY

Externally to the front of the property is brick block off-road parking with two external lights placed either side of a storm porch. Iron gated access leads to the rear garden past a security

light into a detached prefabricated garage with an up and over door. The brick block paving continues to the rear gardens patio area where there is lawn garden with a shrub border, an outside light and water supply, a timber shed (with power and light) and a second paved patio area. The rear garden is enclosed by a series of fence panels.



## REAR ASPECT

### SERVICES TO PROPERTY

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

Tenue: Freehold

Council tax band: C £1832 per annum

### 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.

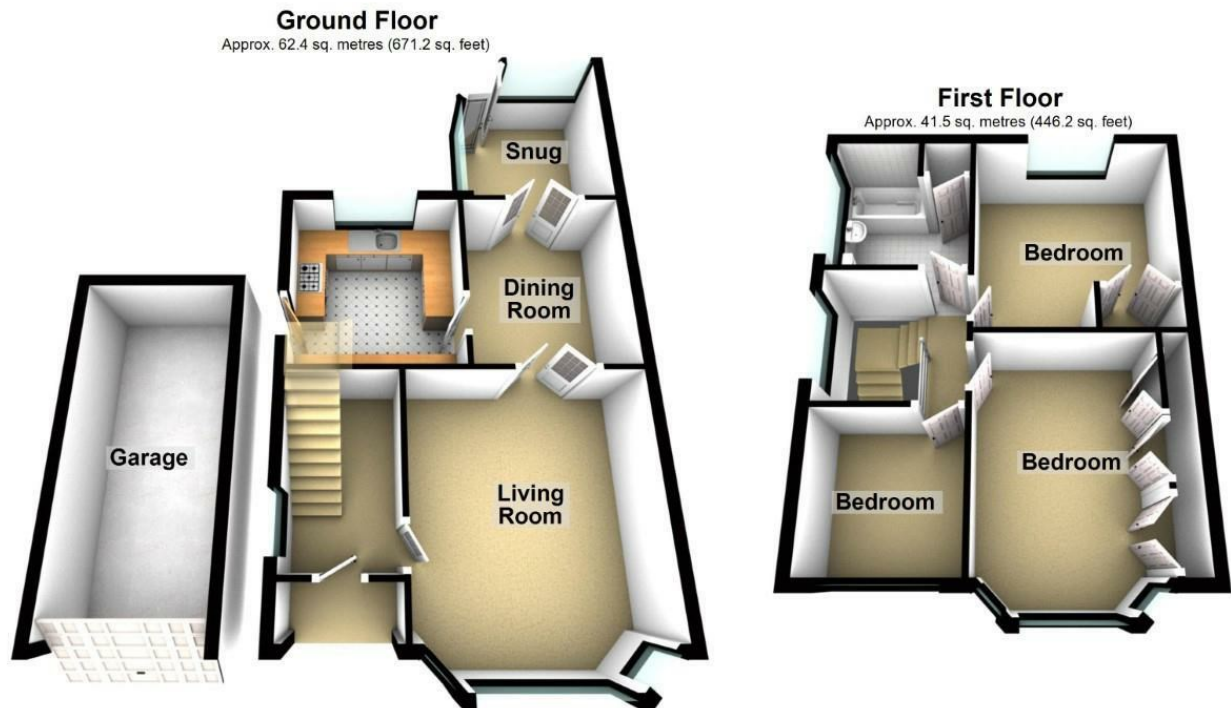
### SUBMIT AN OFFER

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

### 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. 103.8 sq. metres (1117.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	