

Town & Country

Estate & Letting Agents

Whitley Drive, Broughton

Offers In Excess Of £230,000



Located within the "Jasmin Park" development, situated on a corner position within this popular area of Broughton. Offering beautifully presented accommodation, this three-bedroom semi-detached home benefits from both gas central heating and double glazing, presenting contemporary accommodation, with the advantage of a downstairs cloak, three bedrooms, a family bathroom, off road parking for two vehicles and a low maintenance garden.

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DESCRIPTION

Forming part of this modern development, this contemporary semi-detached home is well presented throughout. Entered via a double glazed composite front door leading to the internal accommodation comprising a downstairs cloakroom WC, a modern white high gloss fitted kitchen and dining area with double glazed door leading to the rear garden. A living room with a lovely feature bay window. The first-floor landing offers access to all three bedrooms and the family bathroom fitted with a white suite. Externally, the property is situated on a corner position, having a low maintenance front area with slate chip and shrubbed beds, an electric vehicle charging point and two parking spaces. Gated side access leads into the low maintenance, enclosed garden with artificial lawn and paved patio area.



LOCATION

The Parc Jasmin development is located a short walk from the successful Broughton Shopping Park, which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living, Home Sense and a multi-cinema complex with restaurants including Pizza Express, Frankie & Bennys, Prezzo, Nando's and Chiquito. Broughton lies some 8 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes' drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. Local schooling facilities in Broughton and Saltney. Chester City Centre has extensive shopping, leisure facilities available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs,

museums, and parks. Hawarden Golf Club is nearby with sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away.

DIRECTIONS

From the Chester branch proceed left at the traffic lights onto Grosvenor Street and take the second exit at the roundabout out of the City over the Grosvenor Bridge to the Overleigh roundabout and take the fourth exit into Hough Green. Follow this road through Saltney and towards Broughton. At the roundabout opposite Airbus, take the second exit signposted Broughton Retail Park. Follow the road and at the next roundabout take the third exit. At the next roundabout proceed straight across into the Parc Jasmin. At the roundabout take the first exit into Whitley Drive where the property will be identified by our Town & Country For Sale notice.

ENTRANCE HALL

The property is entered through a double glazed composite front door opening onto a recessed mat and laminate flooring and a radiator. Stairs off rising to the first floor accommodation with a store cupboard below and doors off opening to a cloakroom WC, kitchen/diner and the living room.

CLOAKROOM W.C.

The cloakroom is installed with a white low-level WC, a corner wash hand basin with tiled splashback and mixer tap, radiator.



LIVING ROOM

14'8 x 12'6 max

A double aspect room with a bay window facing the side elevation, a window facing the front elevation and two radiators.



KITCHEN/DINER

14'8 x 10'6 max

The contemporary kitchen is installed with an array of gloss white wall base and drawer units which are complimented by stainless steel handles. Ample work surface space incorporating a breakfast bar housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances included a stainless-steel Zanussi oven, hob, and extractor hood. There is space for a dishwasher and plumbing for a washing machine. Two radiators. This aspect room has windows facing the front and side elevations and UPVC double glazed doors opening to the rear garden.



FIRST FLOOR LANDING

Having access to the loft and doors off opening to all three bedrooms, to the bathroom and to a deep built in store cupboard situated over the stairs.



FAMILY BATHROOM

The family bathroom is installed with a white three-piece suit comprising a panelled bath with thermostatic shower and protective screen above. A dual flush low-level WC, pedestal and wash hand basin, a chrome heated towel rail. The walls are partially tiled, and an opaque window faces the side elevation.



BEDROOM ONE

12'7 x 8'0

A double aspect room with windows facing front and side elevations and having a radiator.



BEDROOM TWO

11'1 x 8'0

Another double aspect room with windows to front and side elevations and a radiator.



BEDROOM THREE

7'5 x 6'2

With a radiator and window facing the side elevation



EXTERNALLY

The property is situated on a corner position to the front is a slate chip and shrub Garden, having off-road parking for two vehicles with an electric vehicle charging point, a canopy over the front door with a courtesy light to the side. Timber side access opens to the rear garden. The enclosed side garden is low maintenance with artificial lawn, a paved pathway and patio area in external light and water supply and

enclosed by a combination of fence panelling with brick pillars and low walling.



SERVICES TO PROPERTY

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

Tenure: Leasehold 999 Years From 01 August 2013. 990 Years Remaining.

Ground Rent £250.00 per annum

Maintenance Charge: £150.00 per annum (Charge for maintaining communal area, cutting trees and bushes).

Council Tax: Band D £2062.00

ARRANGE A VIEWING

Please contact a member of the team to arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

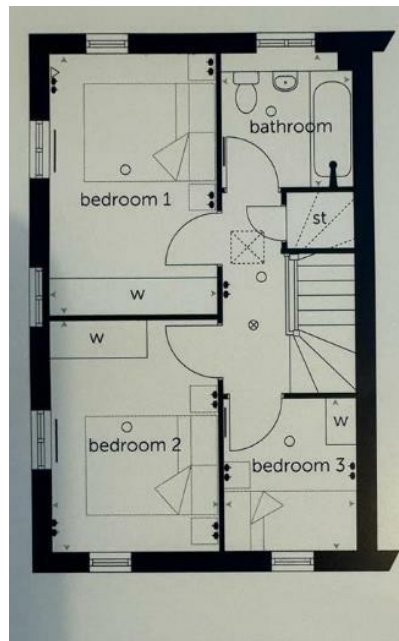
SUBMIT AN OFFER

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 & 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.



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 must 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			94
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	