

# Town & Country

Estate & Letting Agents

Wellington Road, Broughton

Offers In Excess Of £175,000



This attractive three-bedroom semi-detached home in a charming village offers a perfect blend of comfort and practicality. It features gas central heating, UPVC double glazing, a spacious interior, off-road parking, and a sunny rear garden with outbuildings. Ideal for families or anyone seeking a well-connected yet peaceful living environment.

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# Wellington Road, Broughton

## DESCRIPTION

Situated in a charming village with convenient access to local motorway networks, Chester city centre, and a wide range of daily amenities, this attractive three-bedroom semi-detached home offers a perfect blend of comfort and practicality. Benefiting from gas central heating and UPVC double glazing, the spacious interior features a welcoming entrance hall, a large living room, and a through kitchen-diner with an adjoining utility room. The first-floor landing provides access to three well-appointed bedrooms and a modern four-piece bathroom suite. Externally, the property boasts off-road parking at the front for three cars and a dropped kerb for access. The rear garden, with its sunny orientation, is mainly laid to lawn and includes a decked patio area and access to three outbuildings, ideal for storage or potential conversion. This home is perfect for families or anyone seeking a well-connected yet peaceful living environment. Don't miss out on the opportunity to make this delightful property your own!



## 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 Nandos, Pizza Express and Frankie and Benny's.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, continue straight to stay on 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 Broughton Hall Road, turn left onto Lansdown Road, turn left onto Wellington Road. The destination will be on the left.

## ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, which opens to timber flooring, a radiator, and stairs rising to the first-floor accommodation. Doors off the entrance area open to the open-plan kitchen/dining room and the living room.



## LIVING ROOM

13'1" x 9'6"

The living room features an ornamental fireplace with an Adam-style surround and a window facing the rear elevation with a radiator below.



## KITCHEN/DINING ROOM

19'0" x 13'2" max

The kitchen area is fitted with an array of attractive shaker-style wall, base, and drawer units complemented by stainless steel handles. Light woodgrain effect work surfaces incorporate a breakfast bar and house a resin single drainer sink unit with a mixer tap. Integrated appliances include an oven, a five-ring gas hob with a stainless steel extractor hood above, and a dishwasher. A window faces the front elevation. The flooring is timber laminate throughout, with a radiator on the wall and UPVC double-glazed French doors opening to the rear garden.



## UTILITY

6'6" x 2'10" max

The utility room features a small window facing the front elevation, a quarry tile floor, and plumbing for a washing machine with space to stack a dryer above.

## FIRST FLOOR LANDING

The first-floor landing provides access to the loft and features a built-in shelved cupboard. Doors off the landing open to all three bedrooms and the bathroom.



## BEDROOM ONE

13'1" x 10'6" max

Bedroom one features two built-in wardrobes, a window facing the rear elevation with a radiator below, and timber laminate flooring.



## BEDROOM TWO

10'6" x 9'6" max

Bedroom two also features two built-in wardrobes, a window facing the rear elevation with a radiator below, and timber laminate flooring.



## BEDROOM THREE

9'0" x 8'5" max

Bedroom three features a window facing the front elevation, timber laminate flooring, and a radiator.



## BATHROOM

8'3" x 7'2"

The bathroom features a built-in cupboard housing the Worcester gas combination boiler and is installed with a modern white three-piece suite. This includes a panel bath, a dual flush low-level WC, and a pedestal wash hand basin. The room is partially tiled, with a shower enclosure housing a dual-head thermostatic shower and panel walls. A chrome heated towel rail is mounted on the wall, and there is an extractor fan and an opaque window facing the side elevation.



## EXTERNALLY

To the front of the property, there is a slight step leading to off-road parking for three cars with a dropped kerb for access, and an iron gate. A paved pathway extends through a timber gate into the rear garden.

The rear garden enjoys a sunny orientation and is predominantly laid to lawn. It features a decked patio area and a timber shed. Additionally, there is access to outbuildings situated to the side of the property, including an outside store and a third building housing a high-level WC.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: C £1833

## 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.

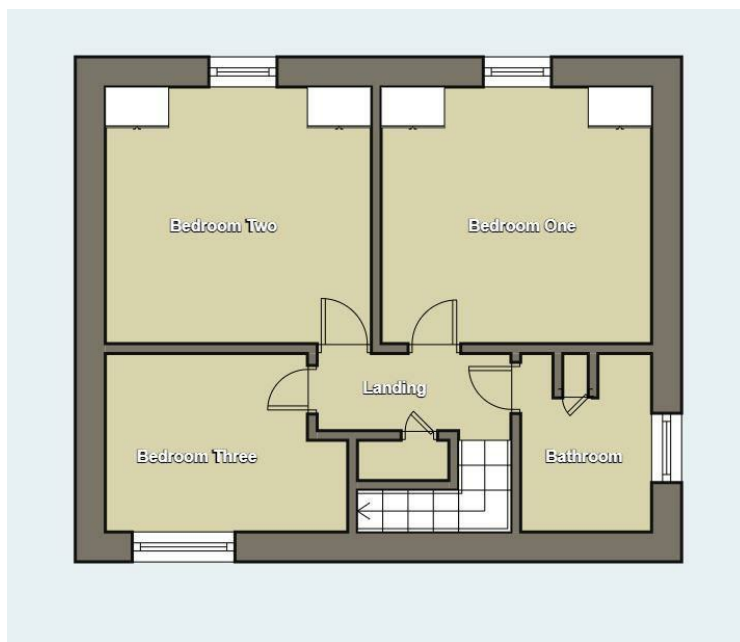
## SUBMIT AN OFFER

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.**



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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	