

# Town & Country

Estate & Letting Agents

Harbridge Road, Broughton

£240,000



This three-bedroom semi-detached property is located in a modern development with easy access to Chester, local motorway networks, and Broughton Retail Park. The home features UPVC double glazing, gas central heating, a living room, a kitchen/dining room, principal bedroom with an ensuite, family bathroom and off-road parking. It also has an enclosed rear garden with patio areas and pathways.

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## DESCRIPTION

Situated at the end of a cul-de-sac within a modern development, this three-bedroom semi-detached property offers easy access to Chester, local motorway networks, Broughton Retail Park, and a range of day-to-day amenities. The home features UPVC double glazing and gas central heating, with accommodation that includes an entrance hall with a cloakroom WC, a living room with stairs leading to the first floor, and a kitchen/dining room fitted with modern base, wall, and drawer units. The first-floor landing provides access to the family bathroom and all three bedrooms, including a principal bedroom with ensuite facilities. Externally, the property offers twin off-road parking spaces at the front, with gated side access leading to an enclosed rear garden complete with patio areas and pathways. This property is available with the added 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 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 1st exit, at the roundabout, continue straight onto Beeby Way, turn right onto Harbridge Road. The destination will be on the right.

## ENTRANCE HALL

The property is entered through a composite double glazed front door, leading to timber laminate flooring, a radiator, a door opening to the living room, and a second door providing access to the cloakroom WC.



## CLOAKROOM WC

6'4" x 3'2"

Installed with a dual flush low-level WC, a pedestal wash hand basin with a mixer tap, timber laminate flooring, a radiator, and an opaque window facing the front elevation.



## LIVING ROOM

16'11" x 15'8"

The living room features a bay window facing the front elevation with a radiator below, a second radiator at the rear of the room, stairs rising to the first-floor accommodation with a storage cupboard underneath, and a door opening to the kitchen/dining room.



## KITCHEN/DINER

15'8" x 10'10"

The kitchen area is installed with an array of gloss white wall, base, and drawer units complemented by stainless steel handles. The work surface accommodates a stainless steel half-bowl sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space and plumbing for a washing machine, as well as space for a tall fridge/freezer. A window faces the rear elevation. The room features timber laminate flooring throughout, with a radiator, and UPVC double-glazed French doors opening to the rear garden from the dining area.



## FIRST FLOOR LANDING

With access to the loft and doors opening to all three bedrooms, the bathroom, and a built-in cupboard housing the water cylinder.



## BEDROOM ONE

12'6" x 9'10"

The first bedroom features a window facing the front elevation and a radiator below. A deep built-in wardrobe is formed using the bulkhead over the stairs, and a door opens to the ensuite shower room.



## BEDROOM THREE

8'9" x 6'9"

The third bedroom also with the window facing the rear elevation and a radiator below.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D

## 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.**



## ENSUITE SHOWER ROOM

6'0" x 5'4"

Installed with a contemporary suite comprising a corner shower enclosure with a thermostatic shower, a dual flush low-level WC, and a pedestal wash basin. The room features partially tiled walls, a radiator, an extractor fan set within the ceiling, and an opaque window facing the front elevation.



## BATHROOM

The family bathroom features another modern suite comprising a panel bath with a mixer tap, a dual flush low-level WC, and a pedestal wash basin. The room is finished with a radiator and partially tiled walls.



## EXTERNALLY

Positioned directly at the front of the property are twin off-road parking spaces, complemented by paved pathways and timber gated access. The front of the property also features a canopy above the front door with an inset light and an external power supply. The rear garden, accessed through a timber gate along the side of the property, is predominantly laid to lawn with paved patio areas at both the front and rear elevations. The garden is enclosed by a series of timber panels and also includes an external light.



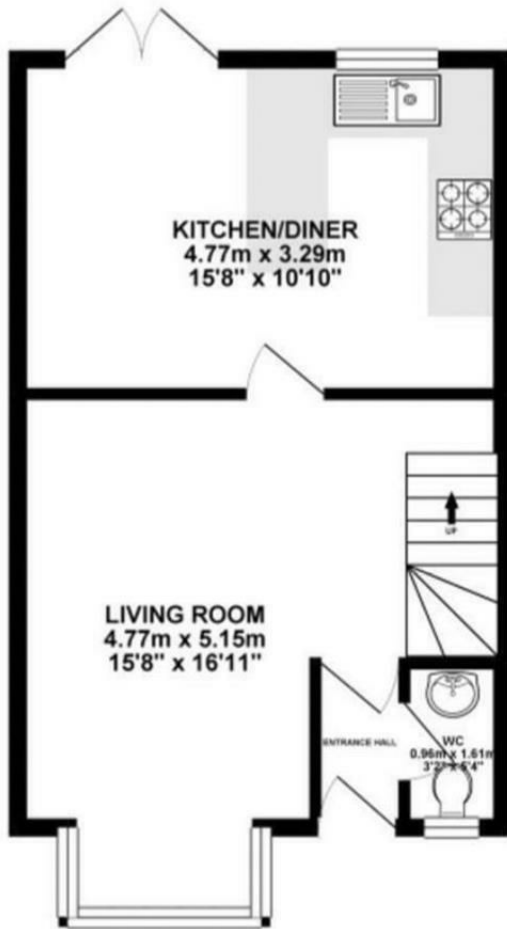
## BEDROOM TWO

8'11" x 8'9"

The second bedroom benefits from a window facing the rear elevation with a radiator below.

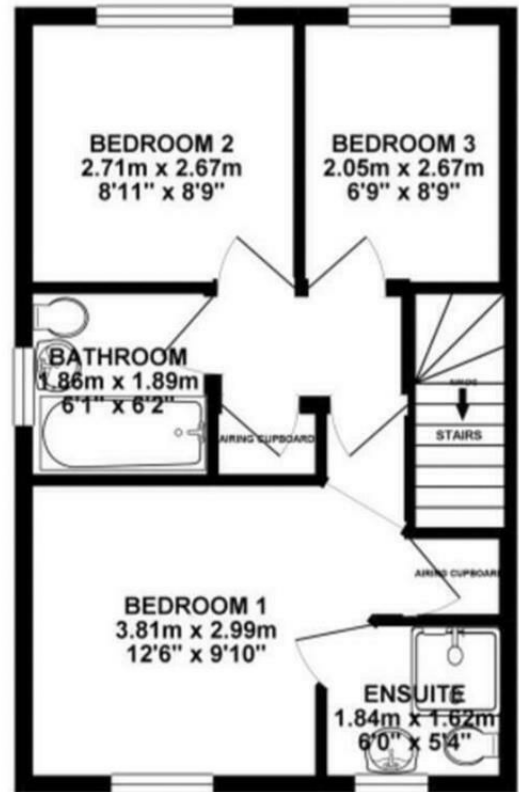
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GROUND FLOOR 37.73 sq. m.  
( 406.12 sq. ft. )



[View in fullscreen](#)

1ST FLOOR 33.80 sq. m.  
( 363.82 sq. ft. )



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