

Town & Country

Estate & Letting Agents

Simonstone Road, Chester

£270,000



Located in the popular suburb of Broughton, this light and spacious three-bedroom semi-detached property offers easy access to local amenities, schools, and major motorway networks, ideal for commuters. The property includes gas central heating and UPVC double glazing throughout. Accommodation comprises an entrance porch, living room, sitting room, kitchen, dining room, and study. The first floor features three generous bedrooms, a bathroom, and a separate WC. Externally, the front offers off-road parking in front of a storage garage, while the rear garden boasts patio areas, an ornamental pond, and a lawn with well-stocked shrub beds.

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DESCRIPTION

Located in the sought-after residential suburb of Broughton, this light and spacious three-bedroom extended semi-detached property offers convenient access to the local retail park, supermarkets, shops, and schools. It is also just a short drive from major motorway networks, making it ideal for commuters. The property benefits from gas central heating and UPVC double glazing throughout. In brief, the accommodation comprises an entrance porch, living room, sitting room, kitchen, separate dining room, and a study. The first-floor landing provides access to three generously sized bedrooms, a bathroom, and a separate WC. Externally, the front of the property offers off-road parking in front of a storage garage. The generous rear garden features patio areas, an ornamental pond, and a lawn bordered by well-stocked shrub beds.



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 3rd exit onto Hough Green/A5104, continue to follow A5104, at the roundabout, take the 3rd exit onto Chester Road/A5104, turn left onto Broughton Hall Road, turn left onto Church Road, Church Road turns left and becomes Simonstone Road.

ENTRANCE PORCH

Through the UPVC double-glazed front door, you enter an inviting porch featuring woodgrain-effect laminate flooring and front-facing windows. A partially glazed door then leads you into the spacious living room.



LIVING ROOM

18'10 x 10'10

Featuring woodgrain-effect laminate flooring, this inviting living space boasts a stylish ceramic tile fireplace with an inset electric fire. A large front-facing window, complemented by a radiator beneath, fills the room with natural light. Folding doors open to an inner hallway and the sitting room, creating a seamless flow throughout the home.



SITTING ROOM

13'1 x 9'0

This space features a UPVC double-glazed door that opens to the rear garden and patio area. It also includes a radiator and a convenient under-stairs storage cupboard with a lever door.

INNER HALL

Featuring woodgrain-effect laminate flooring, this area includes a built-in cupboard with integrated lighting and a staircase leading to the first-floor accommodation.



KITCHEN

9'10 x 9'4

The kitchen is fitted with a range of light oak-style wall, base, and drawer units, complemented by stainless steel handles and work surfaces. It features a stainless steel one-and-a-half bowl sink unit with a mixer tap and a tiled splashback. Integrated appliances include an electric induction hob and a stainless steel oven. A rear-facing window allows natural light to brighten the space, while recessed ceiling downlights enhance the ambience. A partially glazed door leads to the dining room.



DINING ROOM

11'0 x 11'0

Featuring woodgrain-effect laminate flooring and a radiator, this space includes an opaque UPVC double-glazed door leading to the study and UPVC double French doors that open to the rear garden.



STUDY

9'3 x 10'8

This space features a fitted desk with shelving above, a radiator, and a double-glazed skylight, creating a bright and functional workspace. A timber panel door provides access to the storage garage.

FIRST FLOOR LANDING

Featuring a bannister with spindle balustrades, this area provides access to the loft space via a retractable ladder (with boarded flooring). Doors open to a deep built-in over-stairs storage cupboard and a second cupboard housing the gas Worcester combination boiler. Additional doors lead to all three bedrooms, as well as the bathroom and separate WC.



BEDROOM ONE

15'0 x 9'4

This room features a built-in shelved cupboard, a window facing the front elevation, and a radiator beneath.



BEDROOM TWO

11'4 x 8'9

A window faces the front elevation, with a radiator below.



BEDROOM THREE

10'3 x 6'1

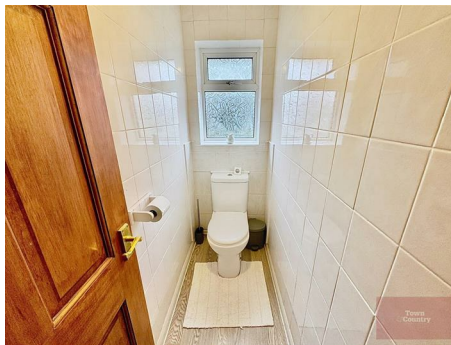
With a window facing the rear elevation and a radiator below.



BATHROOM

6'1 x 4'10

The bathroom is fitted with a white suite, including a p-shaped bath with a shower extension and protective screen, along with a pedestal wash hand basin featuring a mixer tap. The room also features woodgrain-effect laminate flooring, fully tiled walls, a radiator, an extractor fan, and an opaque window facing the rear elevation.



SEPARATE WC

6'1 x 2'3

The WC is fitted with a dual-flush low-level toilet, complemented by woodgrain-effect laminate flooring and fully tiled walls. An opaque window faces the rear elevation, ensuring both privacy and natural light.



EXTERNALLY

At the front of the property, you'll find a tarmac off-road parking area alongside a low-maintenance gravel garden. The generously sized rear garden features paved patio areas, an ornamental pond, and a timber shed. The garden is predominantly laid to lawn, with shrub beds and borders, and includes an external light and water supply. It is enclosed by a combination of fencing to the sides and hedging to the rear.



GARAGE

18'6 x 10'10

Accessed from the front via double timber doors, the storage garage features power and lighting. It can also be conveniently accessed from the study.

SERVICES TO PROPERTY

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

Tenure:

Council Tax: D £2062

ARRANGE A VIEWING

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

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

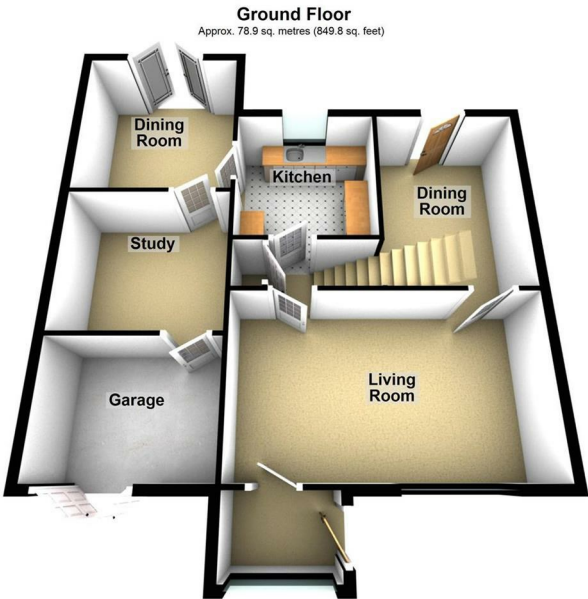
SUBMIT AN OFFER

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

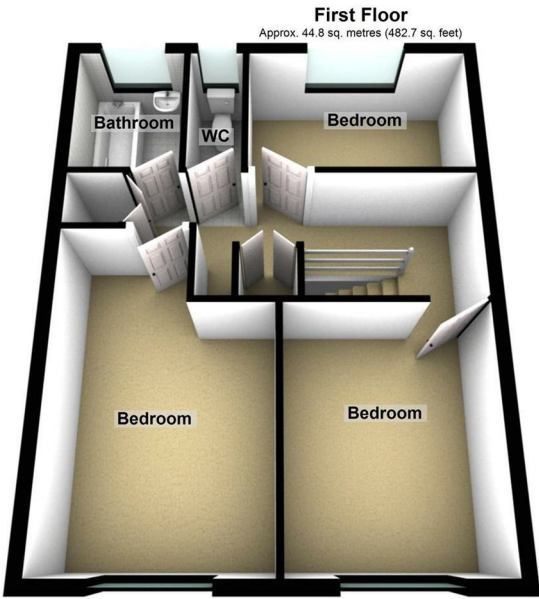
MORTGAGE SERVICES

Town & Country Estate Agents 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. 123.8 sq. metres (1332.4 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 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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC