

# Town & Country

Estate & Letting Agents

Watsons Close, Broughton

Offers In Excess Of £190,000



Located within a cul-de-sac in the popular village of Broughton, this three bedroom semidetached property, offers both light and spacious living accommodation, comprising an entrance hall, living room, dining room, kitchen, conservatory, a ground, floor bathroom with separate WC, and a first floor landing with three bedrooms off. Externally to the front of the property is a lawned garden with driveway parking. Gated side access leads to a low maintenance rear garden and a fabricated garage enclosed by a series of fence panels.

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## DESCRIPTION

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

## ENTRANCE HALL

The property is entered through a stained glass and double glazed UPVC front door, which opens to an entrance hall with stairs off rising to the first floor accommodation, internal doors opening to the living room, dining room, bathroom and separate WC.



## LIVING ROOM

15'7 x 10'6

With a feature Adams style fireplace, a radiator and a window facing the front elevation.



## BATHROOM

5'6 x 5'1

The bathroom is installed with a white panelled bath with mixer tap and electric shower above, a pedestal wash hand basin with mixer tap, a heated towel rail, partially tiled walls, a ceramic tiled floor and an opaque window facing the front elevation.

## SEPARATE W/C

4'4 x 2'6

Installed with a low-level WC, an opaque window to the side elevation, tiled walls and ceramic tiled floor.



## DINING ROOM

13' x 8'9

With timber laminate flooring, a radiator, a window facing the rear elevation and through way to the kitchen.



## KITCHEN

11'2 x 7'10

The kitchen is installed with white wall, base and drawer units, complemented by stainless steel handles. The worksurface incorporates, a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances, including oven, hob and extractor, there is space and plumbing for washing machine, and wall mounted gas, Worcester combination boiler. The kitchen also has partially tiled walls, a UPVC double glazed window and door opening to the conservatory.



## CONSERVATORY

12'10 x 13'3

Constructed of a low brick wall with UPVC double glazed frame, ceramic tiled floor and French doors opening to the garden.

## FIRST FLOOR LANDING

With doors off, opening to all three bedrooms.



## BEDROOM ONE

20'1 x 10'3 (max)

With two windows facing the front elevation, two built in cupboard/wardrobes and a radiator.



## BEDROOM TWO

12'7 x 6'4

The second bedroom has a window facing the side elevation and a radiator.

## BEDROOM THREE

8'5 x 7'7

With a window to the rear elevation and a radiator.

## EXTERNALLY

at the front of the property, there is paved, off-road parking with a predominantly lawned garden, outside water supply and a timber gate that leads to the low maintenance rear garden which is predominantly gravelled with an artificial lawn, enclosed by a series of fence panels with a prefabricated garage with power.

## SERVICES TO PROPERTY

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

Council tax - B

Tenure - Freehold

## 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.

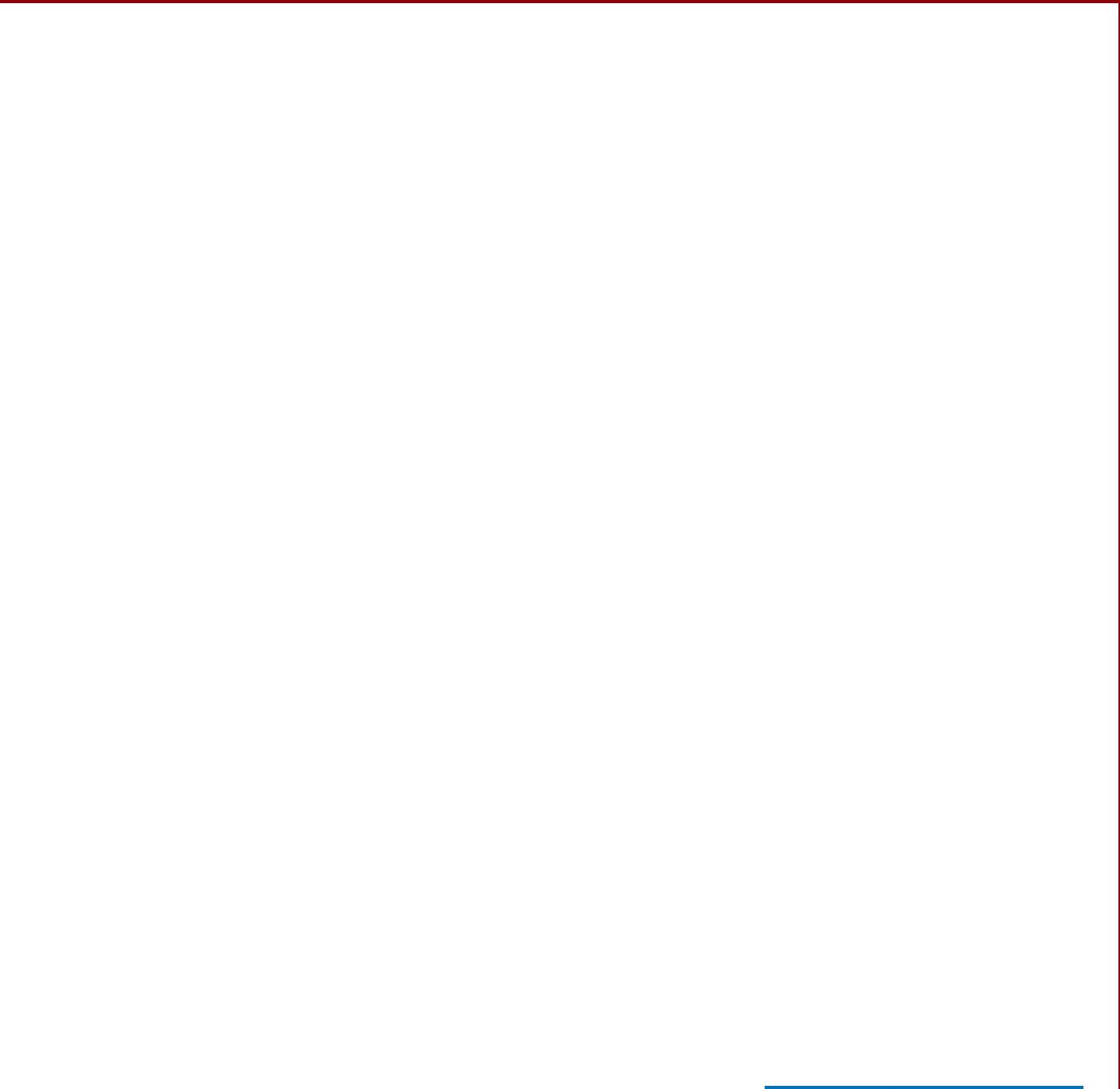
## SUBMIT AN OFFER

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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		63
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	