

# CHANGING HOME



**Lancaster Park | Broughton | Chester | CH4 0PL**

**£175,000**

A well presented TWO double bedroom end of terrace located in the popular village of Broughton. The property which is ideal for a first time buyer or investor briefly comprises: porch, living room, fitted kitchen, two double bedrooms, bathroom. Single garage, front & rear garden. Driveway parking.

## Property Description

### LOCATION

The property is part of a small development in the heart of Broughton and close to Broughton Retail Park. Access to the A55 is simple & Chester is well served by public transport. Close by are local amenities, Broughton primary school and various playparks.

### HALL

Access via a storm porch with tiled floor and a UPVC front door. With a built in store cupboard and wood effect laminate floor.

### LIVING ROOM

16' 4" x 9' 7" (4.98m x 2.92m) With UPVC double glazed box window to the front. wood effect laminate floor and two wall light points.

### KITCHEN

10' 4" x 6' 1" (3.15m x 1.85m) With a range of fitted floor and wall units. Stainless steel sink unit. Wall mounted Worcester central heating boiler. Ceramic hob with oven, grill and extractor fan. Space for a fridge and washing machine. Wood effect laminate floor, UPVC double glazed window.

### LANDING

With UPVC double glazed window.

### BEDROOM 1

10' 1" x 8' 5" (3.07m x 2.57m) With radiator and UPVC double glazed window.



## BEDROOM 2

13' 0" x 7' 6" (3.96m x 2.29m) With radiator and UPVC double glazed window. Built in over stairs cupboard and loft access.

## BATHROOM

5' 5" x 5' 10" (1.65m x 1.78m) With a white suite of a WC, wash hand basin and paneled bath with shower over. heated towel rail, tiled floor and fully tiled walls. Extractor fan and frosted UPVC double glazed window.

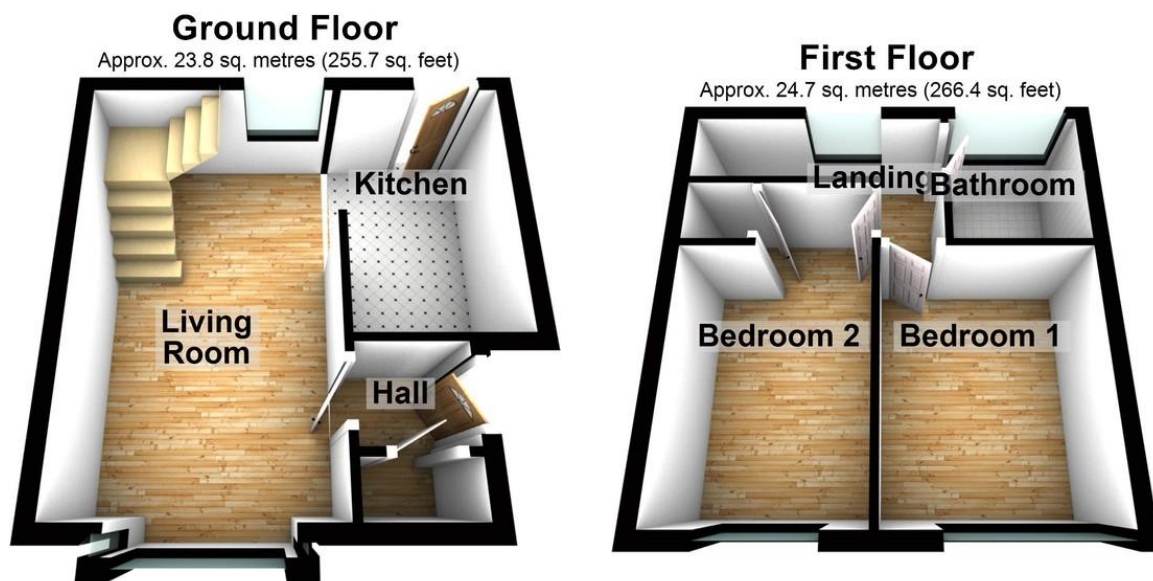
## GARAGE

A single garage at the rear of the property with a up and over door, power and light. Door to the side allows access to the rear garden.

## OUTSIDE

To the front is a long tarmac drive to give ample parking and a lawn. A timber gate allows access to a neat rear garden with lawn, gravel area, well stocked borders and tap.





Total area: approx. 48.5 sq. metres (522.1 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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