



Cledwen Road | Broughton | Chester | CH4 0TH

£235,000

A neat, modern, spacious 3 bedroom, 2 bathroom semi detached home at the top of a small cul-de-sac. The property has good sized gardens at the side and rear giving potential to extend subject to consents. Parking for several cars to the front and side. UPVC double glazed. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set within a cul-de-sac in popular Broughton. Broughton's local shops, Broughton Retail Park and Airbus is within a short walk. Access to the A55 is simple with Chester City Centre and Chester Business Park a short drive away.

HALL

Accessed via a UPVC front door and with wood effect laminate floor and radiator.

LIVING ROOM

15' 4" x 12' 0" (4.67m x 3.66m) With a coved ceiling, electric fire and radiator. UPVC double glazed window and wood effect laminate floor.

KITCHEN/DINER

15' 5" x 9' 11" (4.7m x 3.02m) With a range of fitted floor and wall units. Stainless steel sink unit. Oven, hob and extractor hood. Space for a washing machine and fridge. tiled floor and partly tiled walls. radiator, understairs cupboard and double glazed patio doors to the rear garden. UPVC double glazed window.

LANDING

With loft access.

BEDROOM 1

11' 9" x 9' 1" (3.58m x 2.77m) With radiator and UPVC double glazed window.

BEDROOM 2

10' 0" x 9' 1" (3.05m x 2.77m) With radiator and UPVC double glazed window.

BEDROOM 3

7' 5" x 6' 1" (2.26m x 1.85m) With radiator and UPVC double glazed window.

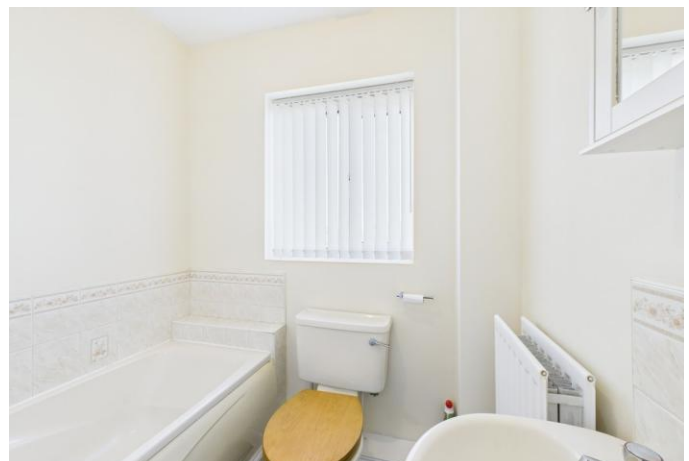


BATHROOM

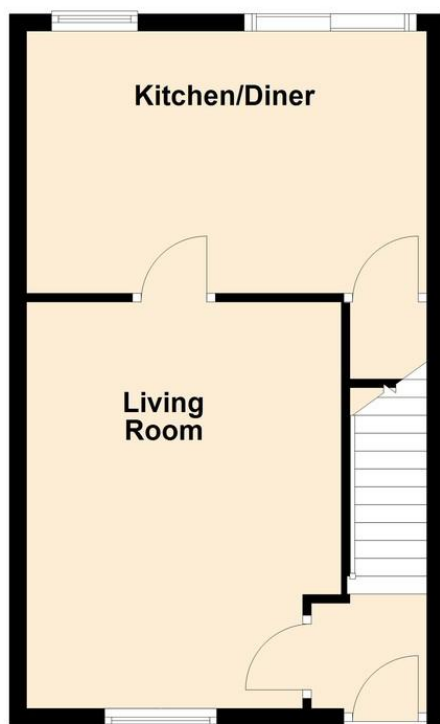
6' 1" x 5' 11" (1.85m x 1.8m) With suite of a WC, wash hand basin and tiled shower cubicle. Radiator and frosted UPVC double glazed window.

OUTSIDE

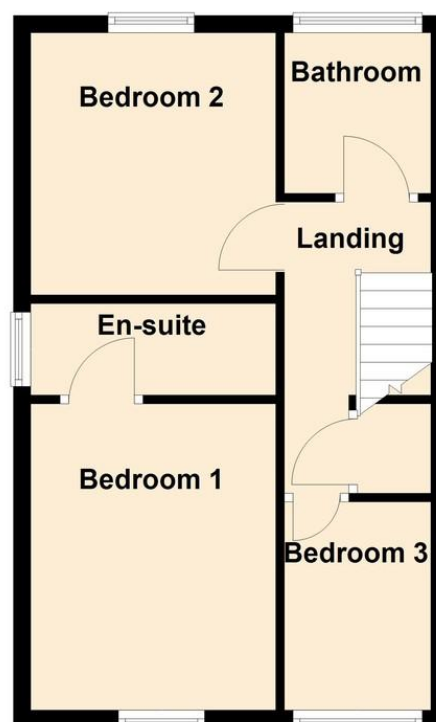
To the front is a large tarmac parking area and drive that extends along the side of the property to provide parking for several cars. A timber gate gives access to good sized side and rear gardens which have a lawn, patios and shed. The gardens at the side and rear give opportunity to extend subject to consents.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

D

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements