



For Sale

£210,000



- Semi-Detached Home
- Three Bedrooms
- NO ONWARD CHAIN INVOLVED
- POPULAR LOCATION
- Fitted Bathroom Suite

- Gas Fired Central Heating
- Double Glazing
- Fitted Kitchen
- Lounge/Dining Area
- Ideal for Family/First Time Purchase

**Simpson Way
Broughton, Chester, CH4 0RA**

Property Description

A well-presented and tastefully decorated three bedroom semi-detached three-bedroom residence which offers an ideal home for a family or first time buyers. The property provides spacious living throughout offering the full benefits of gas fired central heating, double glazing, fitted modern style kitchen, lounge/dining area, conservatory, two double bedrooms and one single bedrooms, fitted white bathroom suite to the first floor, gardens to front and rear with driveway providing ample off road parking with single garage. **NO ONWARD CHAIN INVOLVED AND IN THE AGENTS OPINION HAS BEEN PRICED REALISTICALLY SO AN EARLY INSPECTION IS STRONGLY RECOMMENDED.**



Location

Broughton is a popular and convenient location to live hosting a small selection of shops, public houses, primary school, but within close proximity to the Broughton Park shopping retail park which provides an extensive range of shops including Tesco, Primark, Smiths, Next, River Island, Boots, Asda, New Look, Coffee shop, etc but also offers a selection of restaurants, public house and there is also a Cinema. For the busy commuter there is good accessibility to all the major Towns and Cities including Wrexham, Chester, Liverpool, Manchester etc.



Entrance Hall

Composite partly double-glazed entrance door with double glazed side windows leading into reception hallway with stairs leading to the first-floor accommodation, coving to ceiling, central heating radiator, under stairs storage cupboard, cupboard housing gas and electric meters.

Living/Dining Room: 24.44' x 10.17' (7.45m x 3.10m)

Measured maximum into width and length offering spacious and pleasant reception areas, coving to ceiling, two central heating radiators, double glazed bow window to the front elevation, television point, ample power points, double glazed door leading from the dining area to the conservatory.

Conservatory: 7.64' x 7.55' (2.33m x 2.30m)

With double glazed windows and upvc door gaining access to the rear garden.

Kitchen: 10.37' x 7.19' (3.16m x 2.19m)

Modern style fitted kitchen comprising of a range of fitted eye level and base units with complimentary laminate effect worktops incorporating sink unit with drainer and mixer tap, electric cooker point, plumbing for washing machine, wall mounted central heating boiler, part tiled to walls, tile effect flooring, upvc door leading to the rear garden, double glazed window to the side elevation.

Landing

Double glazed window to the side elevation, access to loft, coving to ceiling.

Bedroom 1: 13.75' x 9.61' (4.19m x 2.93m)

Double glazed window to the front elevation, central heating radiator, coving to ceiling.

Bedroom 2: 10.40' x 9.61' (3.17m x 2.93m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom 3: 9.12' x 6.56' (2.78m x 2m)

L-shaped room, double glazed window to the front elevation, central heating radiator, coving to ceiling.

Bathroom

Fitted white shell design bathroom suite comprising of panelled bath, pedestal wash hand basin, low level w.c, part tiled to walls, central heating radiator, double glazed window to the rear elevation.

Externally

There is a lawned area to the front screened by dwarf wall with decorative borders, driveway leads to the side of the property providing ample off-road parking leading to single garage with up and over door. Timber gate gains access to the rear garden which is fully enclosed and comprises of flagged patio area, lawned garden with decorative borders.

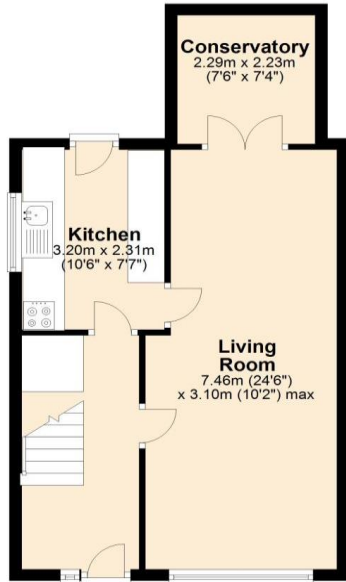
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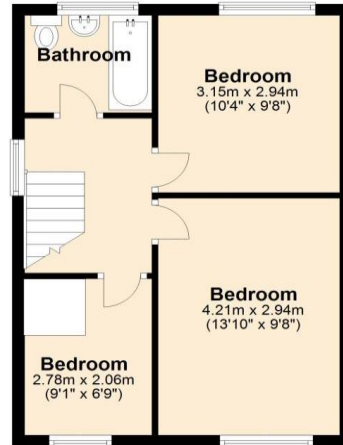
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Ground Floor



First Floor



Total area: approx. 81.4 sq. metres (876.4 sq. feet)
5 Simons Way, Chester, Broughton

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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