

Town & Country

Estate & Letting Agents

Yew Tree Close, Broughton

£195,000



Located within a quiet cul-de-sac in a popular village close to Chester City centre, motorway links, and Broughton Retail Park, this well-presented two-bedroom semi-detached property benefits from gas central heating and uPVC double glazing throughout. Offered with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



DESCRIPTION

Situated within a quiet cul-de-sac in this ever-popular village, offering easy access to Chester city centre, local motorway networks, and Broughton Retail Park, this well-presented two-bedroom semi-detached property benefits from gas central heating and uPVC double glazing throughout.

In brief, the accommodation comprises an entrance porch with a glazed door opening into a spacious living/dining room, which in turn leads to a kitchen fitted with gloss white wall, base, and drawer units.

To the first floor, the landing provides access to two double bedrooms and a modern three-piece white bathroom suite.

Externally, to the front of the property are lawned gardens with paved off-road parking running along the left-hand side of the property, leading to timber side access opening into the rear garden. The rear garden features a timber shed, paved patio area, lawned garden, and a barked shrubbery area with several steps, all enclosed by timber fence panels.

LOCATION

Broughton is certainly a popular up-and-coming location, approximately five miles from Chester, offering 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, and there are excellent schooling facilities at Broughton Junior School. At the retail park, there are many retail & leisure outlets (food & non-food), a cinema and restaurants.

DIRECTIONS

ENTRANCE PORCH

4'6 x 4'2

The property is entered through an opaque uPVC double-glazed front door, which opens into the entrance porch. There are windows to the front and side elevations, a radiator, and an opaque glazed timber door opening into the living/dining room.



LIVING/DINING ROOM

19'4 x 11'5

A spacious room with woodgrain-effect laminate flooring, a window to the front elevation with a radiator below, and stairs rising to the first-floor accommodation with a storage cupboard beneath. The dining area features a white tower-style column radiator. A door leads into the kitchen.

A door leads into the kitchen.



KITCHEN

11'5 x 11'6

The kitchen is fitted with an array of gloss white wall, base, and drawer units complemented by stainless steel handles and work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashback.

There is space and plumbing for a washing machine, space for a tall fridge freezer, a radiator, and a window to the rear elevation. Recessed downlights are set within the ceiling, and a uPVC double-glazed door opens to the rear garden.



FIRST FLOOR LANDING

With access to the loft, a window to the side elevation, and doors leading to both double bedrooms and the bathroom suite.



BEDROOM ONE

11'5 x 11'2

Featuring a deep built-in cupboard housing the Ideal Logic gas combination boiler, a window overlooking the rear garden, and a radiator below.



BEDROOM TWO

11'5 x 9'8

With a window to the front elevation and a radiator below.



BATHROOM

5'9 x 5'9

The bathroom is fitted with a modern three-piece white suite comprising a panelled bath with electric shower above, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. The walls are partially tiled, and there is a radiator, recessed downlights, and an extractor fan.



EXTERNALLY

To the front of the property is a lawned and gravelled garden with paved off-road parking to the front and left-hand side, together with an outside light, power supply, and timber side access leading to the rear garden.

With timber side access, the rear garden is well maintained and features a paved patio area with steps rising through a shrubbery to a higher-level lawned garden. The garden is fully enclosed by timber fence panels and also benefits from a timber shed, outside lighting, power supply, and water supply.

SERVICES TO PROPERTY

The agents have not tested the

appliances listed in the particulars.

Tenure:

Council tax:

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.

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