

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.

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

TEL: 01244 403900



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

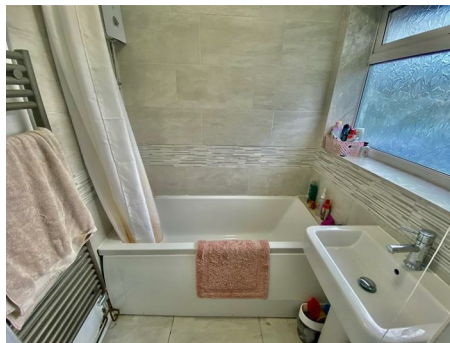
The property is entered through a stained glass and double glazed UPVC front door, which opens to an entrance hall with stairs off rising to the first floor accommodation, internal doors opening to the living room, dining room, bathroom and separate WC.



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 work surface 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

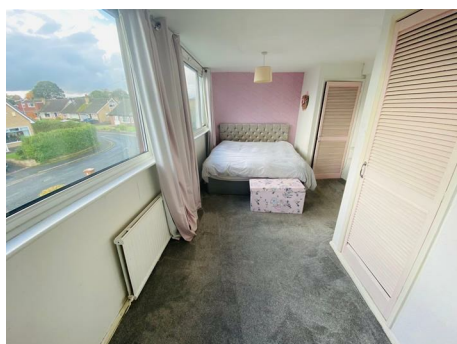
With doors off, opening to all three bedrooms.



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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

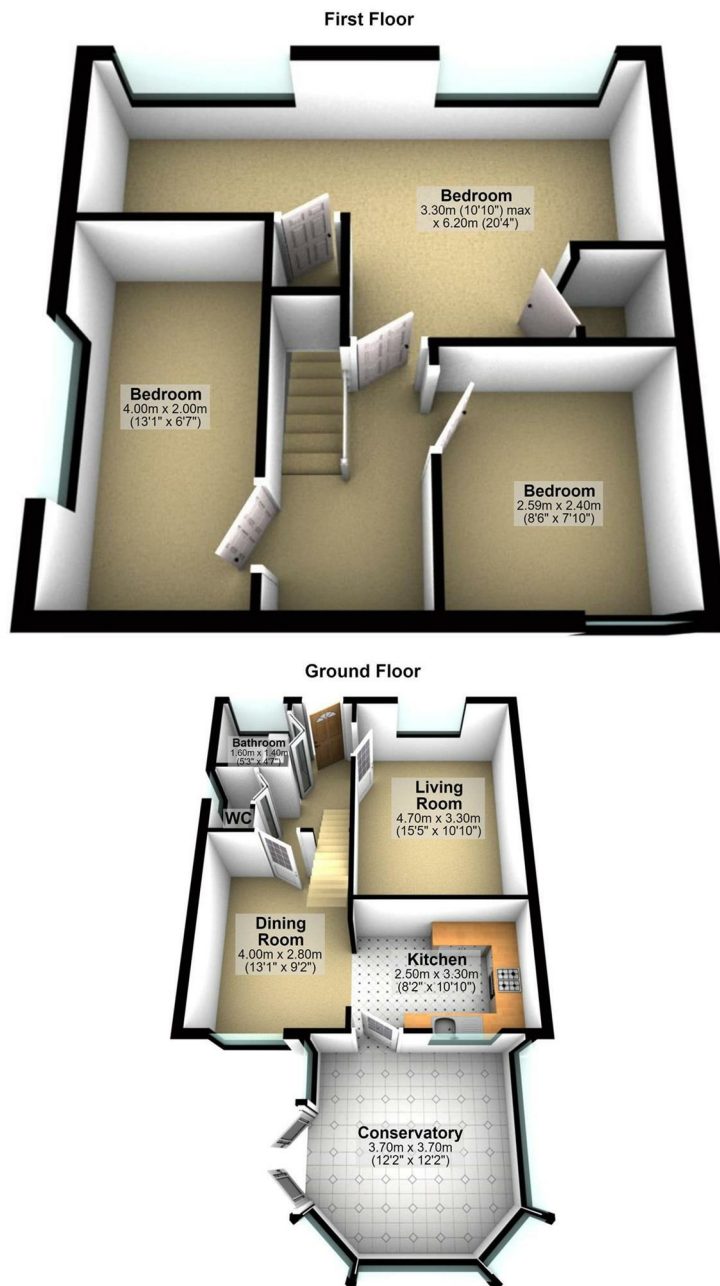
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



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		
(81-91) B		
(69-80) C	69	77
(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