

# Town & Country

Estate & Letting Agents

Simpsons Way, Broughton

£229,950



Nestled in the charming village of Broughton, Chester, this delightful semi-detached house on Simpsons Way presents three well-proportioned bedrooms and a contemporary bathroom.

With easy access to Chester city centre, local motorway networks, and Broughton Retail Park, this property is ideally situated for those seeking a balance of village life and urban convenience.

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## DESCRIPTION

This semi-detached house is available with No Onward Chain. Situated in a popular village with easy access to Chester City centre, local motorway networks, Broughton Retail Park, and a variety of day-to-day amenities, this well-presented three-bedroom property benefits from UPVC double glazing and gas central heating. The ground floor accommodation comprises an entrance hall, a light and spacious living room with an open throughway to the dining room (with French doors opening to the rear garden), and a kitchen fitted with wall, base, and drawer units. On the first floor, there is a landing providing access to a contemporary three-piece bathroom and three well-proportioned bedrooms. Externally, the front of the property features a mainly lawned garden with a hedge border and a larger than average driveway (compared to similar properties within the area) leading to a detached brick-built garage and gated side access. The rear garden is also laid to lawn and includes a golden gravel area, a paved patio, and is enclosed by mature hedging.



## 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

From our Chester Branch: Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, at the roundabout, take the first exit onto Wrexham Road/A483, at the roundabout, take the second exit and stay on Wrexham Road/A483, at the roundabout, take the second exit and stay on Wrexham Rd./A483, at Post House Roundabout/Wrexham Rd Interchange, take the third exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, at junction 36A, exit towards Broughton/A5104, at the roundabout, take the first exit onto Main Rd/A5104, turn left onto Broughton Hall Rd, turn right onto Simpsons Way and the property will be on the left hand side.



## ENTRANCE HALL

The property is entered through a leaded and stained glass opaque UPVC double-glazed front door, which opens into an entrance hall with ceramic tiled flooring, a radiator, and stairs rising to the first-floor accommodation. A door leads through to the living room.



## LIVING ROOM

14'9 x 12'3

Featuring wood grain effect laminate flooring throughout, a large window to the front elevation with a radiator below, a door opening to the kitchen, and an open throughway to the dining room.



## DINING ROOM

9'3 x 8'6

A continuation of the laminate flooring from the living room. This room includes a radiator and UPVC double-glazed French doors opening onto the rear garden's paved patio area.



## KITCHEN

8'6 x 8'3

Fitted with a range of white wall, base, and drawer units with stainless steel handles and marble-effect work surfaces. The kitchen includes a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback, space for a cooker with an extractor hood above, space for a tall fridge freezer, and plumbing for a washing machine. There is also an understairs storage cupboard, a window overlooking the rear garden, and an opaque UPVC double-glazed door providing access to the side elevation of the property.



## FIRST FLOOR LANDING

With a banister and spindle balustrade, access to the loft, a window to the side elevation, an airing cupboard, and doors leading to the bathroom and all three bedrooms.



## BATHROOM

7'3 x 5'2

Fitted with a contemporary white three-piece suite comprising a panelled bath with mixer tap, electric shower and curved glass screen above, a dual flush low-level WC, and a vanity unit housing a wash hand basin with mixer tap. The room features wood grain effect laminate flooring, partially tiled walls, opaque windows to the rear and side elevations, a chrome heated towel rail, recessed downlights, and an extractor fan.



## BEDROOM TWO

10'0 x 10'0

Featuring fitted wardrobes, a luggage cupboard, a window overlooking the rear garden, and a radiator.



## BEDROOM ONE

10'8 x 9'0

With a window to the front elevation, radiator below, and a wall-length fitted wardrobe with triple mirrored sliding doors.



## BEDROOM THREE

7'8 x 6'7

Currently used as an office/reading room, with fitted shelving, an over-stairs storage cupboard, a window to the front elevation, and a radiator.



## EXTERNALLY

To the front of the property is a lawned garden bordered by a hedge along the pavement. A driveway runs alongside the property and leads through double iron gates to a detached brick-built garage and provides access to the rear garden. The rear garden is mainly laid to lawn and features a golden gravel area, a paved patio, and mature hedging that offers privacy. There is also side access to the garage and an external water supply.

## GARAGE

A detached brick-built garage with an up-and-over door, a high-level opaque side window, and a pedestrian side access door.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: D £2246

## 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.

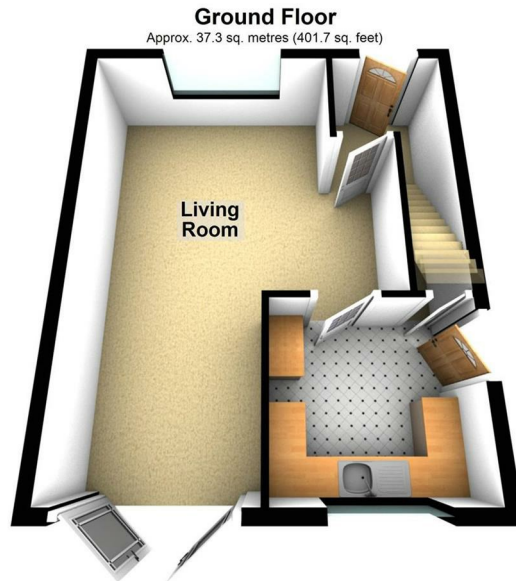
## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

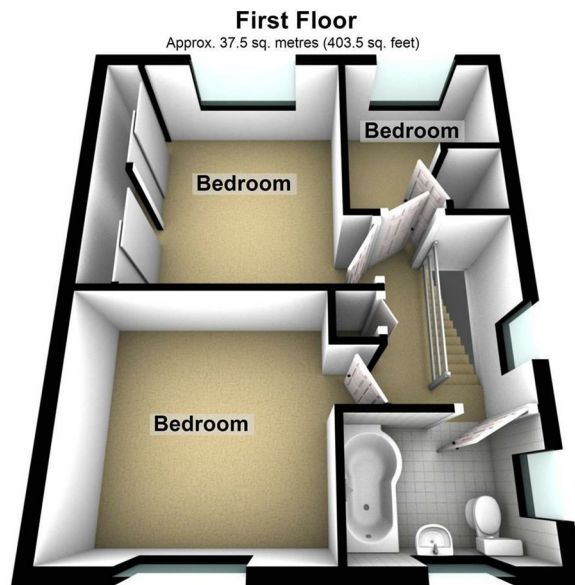
## MORTGAGE SERVICES

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.**



Total area: approx. 74.8 sq. metres (805.2 sq. feet)



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			78
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	