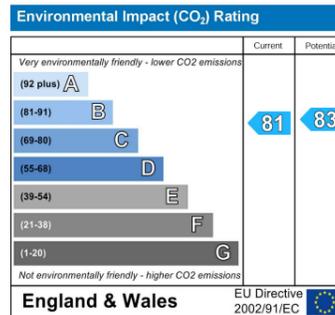
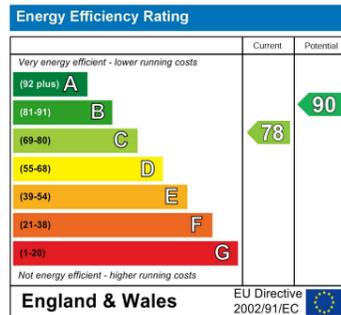
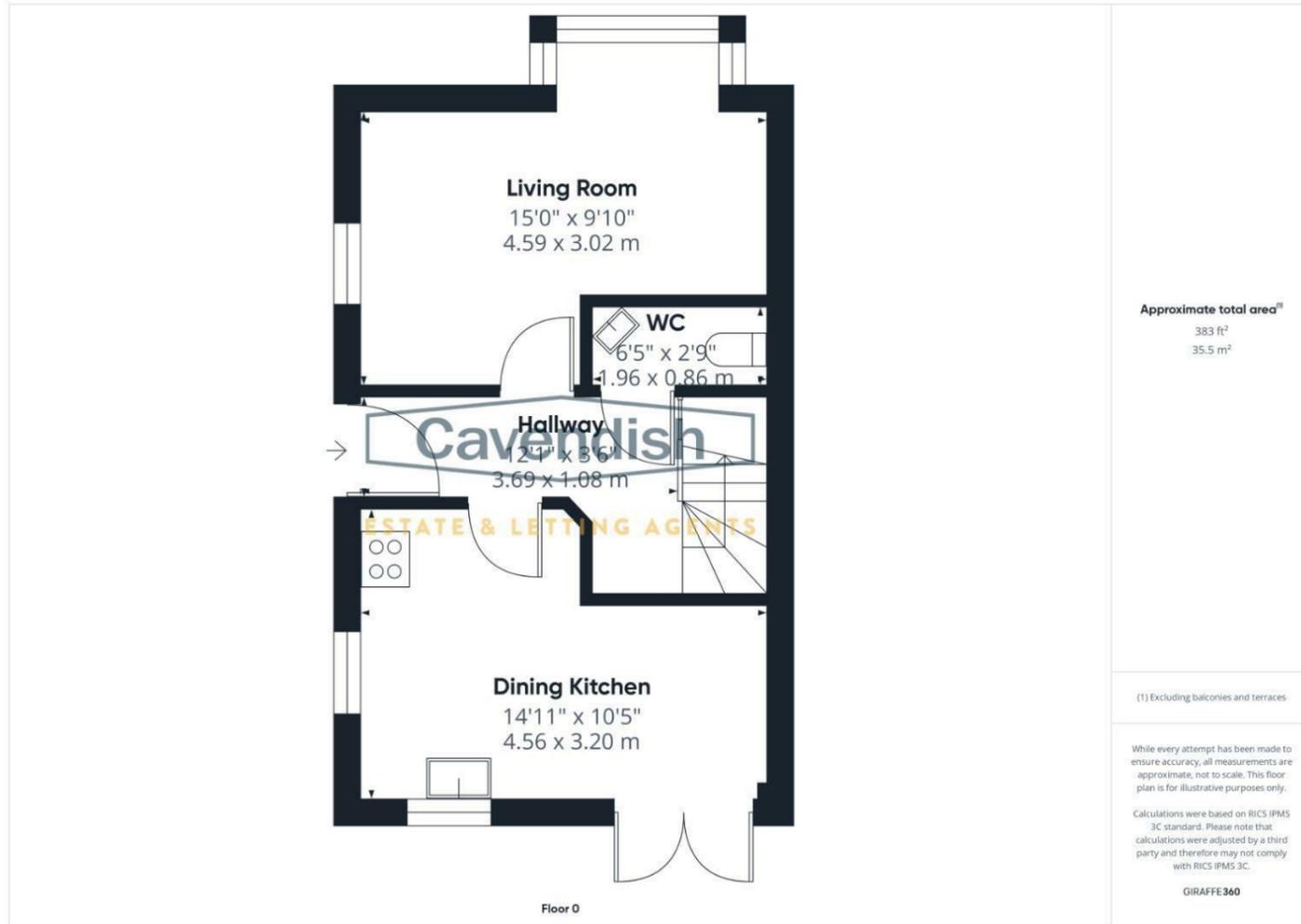


30 Whitley Drive, Broughton, CH4 0TL



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30 Whitley Drive

Broughton,
CH4 0TL

Price

£240,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* SEMI-DETACHED * NO ONWARD CHAIN * WELL PRESENTED THROUGHOUT. A three bedroom semi-detached property occupying a pleasant cul-de-sac position with off road parking for two vehicles and forming part of a modern development in the popular village of Broughton. The open plan kitchen/dining room has a contemporary finish and there are French doors leading out to the rear garden. The lounge is flooded with natural light via the box bay window and there is also a downstairs WC. The entire ground floor is wheelchair accessible including the downstairs WC. The three bedrooms are all a good size and the family bathroom has been fitted with a modern, three piece white suite. To the rear there is a walled garden that can only be described as a sun trap and there is a gate for pedestrian access. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination condensing boiler. Just a stones throw away, you will find Broughton retail park boasting an array of shops and leisure facilities. There are also fantastic commuting links. If you are looking for a family home offering an immaculate finish then this will be the property for you.

LOCATION

The development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living and cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, and Nando's. Broughton lies some 8 miles from Chester, 7 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the rest of the national motorway network. Chester Railway station is approximately 15 minutes drive, Liverpool Airport 40 minutes and Manchester Airport 40 minutes. The Hawarden Golf Club is nearby and sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

HALLWAY

3.68m x 1.06m (120" x 3'5")

You enter the property through a composite door into the hallway where a turned staircase rises to the first floor and internal door leads to the living accommodation and kitchen. There is a cupboard under the stairs for storage and the floor has been laid with contemporary wood effect flooring.

LOUNGE

4.60m x 3.03m (151" x 9'11")



The lounge is flooded with natural light via the dual aspects windows and has been decorated to a high standard.

KITCHEN/DINING ROOM

4.56m x 3.23m (14'11" x 10'7")



The kitchen/dining room is fitted with a modern arrangement

of wall and base units providing plenty of storage space.

There is an inset sink with side drainer and mixer tap over, four ring gas hob with electric oven under, integrated dishwasher, new integrated larder style fridge/freezer and new integrated washing machine. There is plenty of space remaining within the room for a large dining table and French doors lead out to the rear garden.

**DOWNSTAIRS WC**

1.97m x 0.88m (6'5" x 2'10")



Fitted with a two piece white suite to include a dual flush WC and pedestal hand basin.

LANDING

1.02m x 3.16m (3'4" x 10'4")



Staircase rises to the landing where you will find a large built-in storage cupboard complete with shelving. Internal doors lead to the three bedrooms and family bathroom and there is a hatch for loft access.

BEDROOM

2.49m x 3.98m (82" x 13'0")



Bedroom one is flooded with natural light via dual aspect windows and has been laid with contemporary wood effect flooring. There is plenty of space for a king size bed and wardrobes.

BEDROOM

2.52m x 3.44m (83" x 11'3")



Bedroom two also benefits from dual aspect windows and again is fitted with contemporary flooring. There is plenty of space for a king size bed and additional space for wardrobes.

BEDROOM

2.00m x 2.26m (6'6" x 7'4")



Bedroom three has been decorated to a high standard and has a PVC window to the front elevation.

BATHROOM

2.00m x 1.71m (6'6" x 5'7")



The family bathroom has been fitted with a three piece white suite to include a side panelled bath fitted with shower over and glass shower screen, pedestal hand basin with mixer tap over, dual flush WC, part tiled walls, central ceiling light point, frosted glazed window to the side elevation.

OUTSIDE**FRONT GARDEN**

To the front of the property there is off road parking for two vehicles and a paved walkway leads to the front door. Aesthetically pleasing on the eye, the frontage has been planted with shrubs to give a green finish.

REAR GARDEN

The rear garden can only be described as a sun trap. It is

enclosed with both a brick wall and fencing and there is a side gate for pedestrian access. The garden is laid mainly to lawn with a patio paved seating area so is the perfect space to enjoy the summer months.

**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the large roundabout take the first exit (36a) signposted Broughton A5104 and at the roundabout near to the Broughton Retail Park take the first exit into the development. At the roundabout take the first exit onto Whitley Drive.

TENURE

The property is currently leasehold but the leasehold is being purchased. Upon completion the property will be freehold. There will be no cost to the purchaser.

COUNCIL TAX BAND

Flintshire County Council - Tax Band D

AGENTS NOTES

Service charge - £160 per year

ANTI MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW