



Cledwen Road, Broughton
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£300,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

30 Cledwen Road

Broughton, Chester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM DETACHED HOUSE
- DETACHED HOUSE
- GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDENS
- ENSUITE AND FAMILY BATHROOM
- A BRIEF WALK TO BROUGHTON RETAIL PARK
- A PERFECT FAMILY HOME CLOSE TO EXCELLENT SCHOOLS
- EASY ACCESS TO A55, CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- QUIET CUL DE SAC LOCATION



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Porch

5' 0" x 4' 0" (1.52m x 1.22m)

Accessed via a composite door, door opening to the lounge

Lounge

15' 4" x 11' 2" (4.67m x 3.40m)

PVC double glazed window to the front, wall mounted radiator, wall mounted gas fire with decorative mantle, backpiece and heart, coved ceiling, opening to the dining room

Dining Room

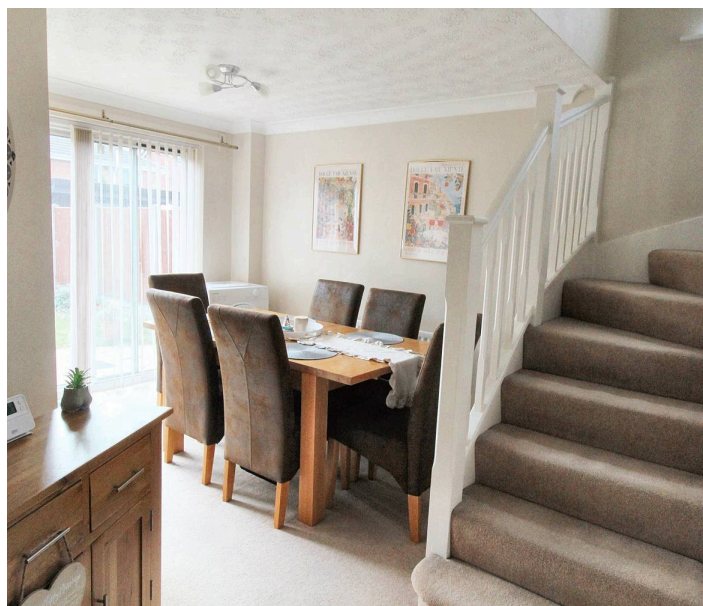
13' 5" x 8' 3" (4.09m x 2.51m)

PVC double glazed patio doors opening to the rear garden, stairs to the first floor, under stairs storage cupboard, wall mounted radiator, coved ceiling, door opening to the kitchen

Kitchen

10' 9" x 8' 2" (3.28m x 2.49m)

A range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit, with mixer tap, inset hob with oven built in under and canopy extractor hood over, plumbing for a washing machine, space for a fridge freezer, PVC double glazed window to the rear garden, PVC double glazed door opening to the rear garden



First Floor Landing

PVC double glazed window to the side, access to the roof space, doors to bedrooms, bathroom and two storage cupboards

Bedroom One

11'2" 0" x 11' 0" (3.41m x 3.35m)

PVC double glazed window to the front, wall mounted radiator, door to ensuite

Ensuite

8' 8" x 4' 0" (2.64m x 1.22m)

A modern suite comprising a shower cubical with wall mounted shower, pedestal wash hand basin and close coupled WC, wall mounted radiator, PVC obscure double glazed window to the side

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m)

PVC double glazed window to the rear, wall mounted radiator

Bedroom Three

8' 3" x 7' 6" (2.51m x 2.29m)

PVC double glazed window to the front, wall mounted radiator

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

A 3 piece suite comprising a panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, wall mounted radiator, obscure PVC double glazed window to the rear





FRONT GARDEN

Laid to lawn with mature shrubs surrounding

GARDEN

Laid to lawn with patio area, timber fencings surround, access to the front via a timber gate, mature trees and shrubs, outside tap

GARAGE

Single Garage

Accessed via an up and over door with power points and lights

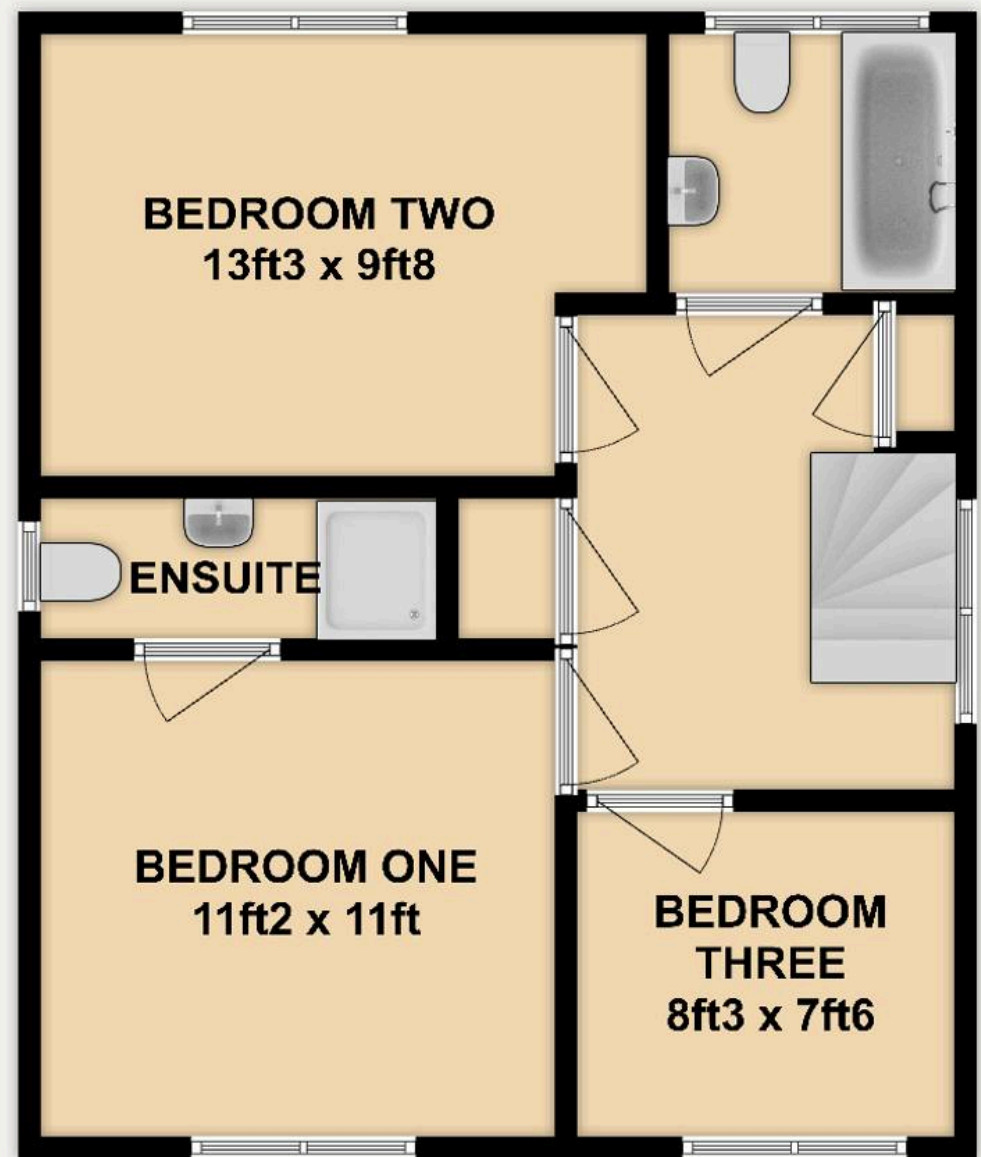
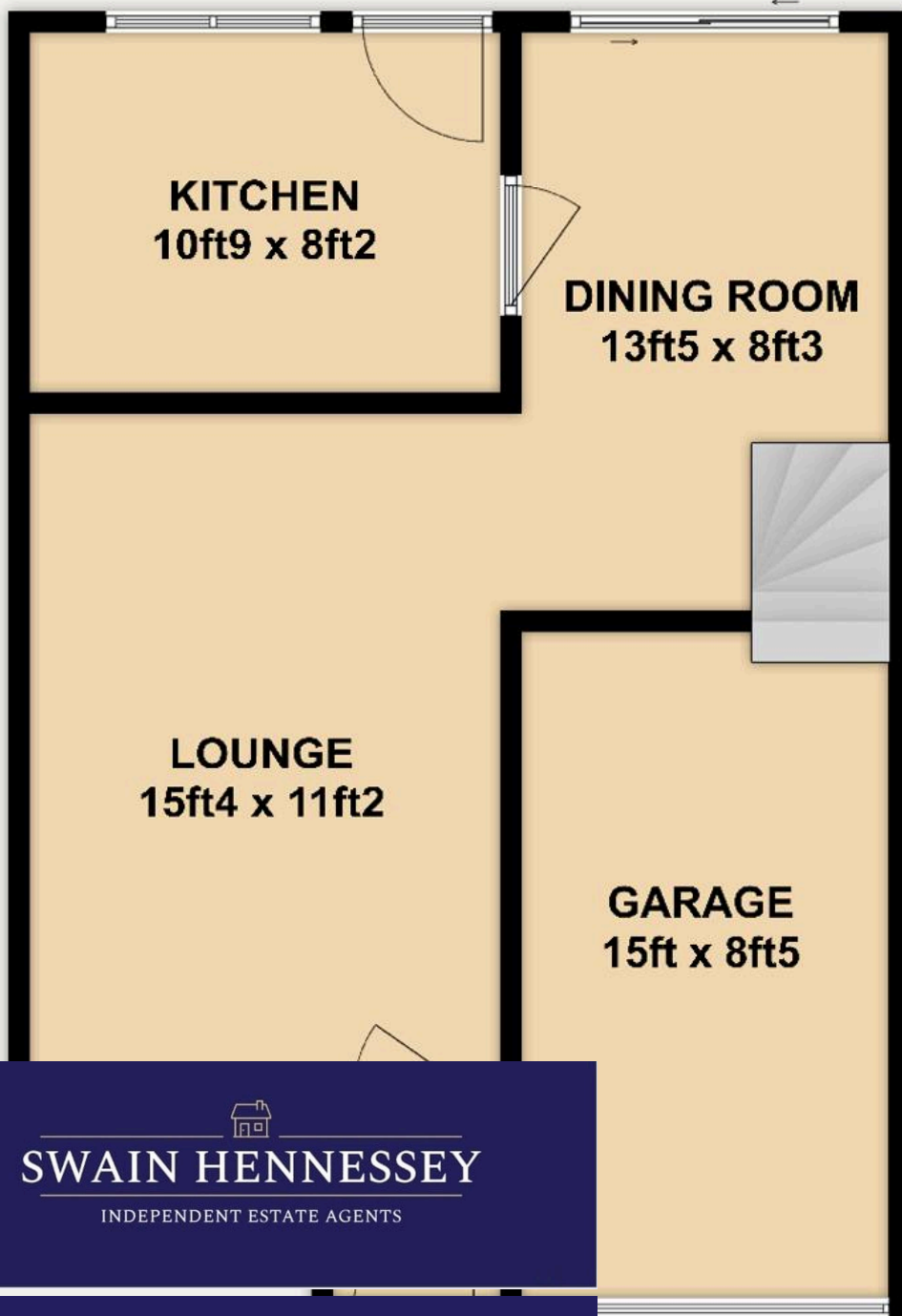
DRIVEWAY

2 Parking Spaces

Hardstanding and pebbled area offering off road parking for 2 vehicles








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