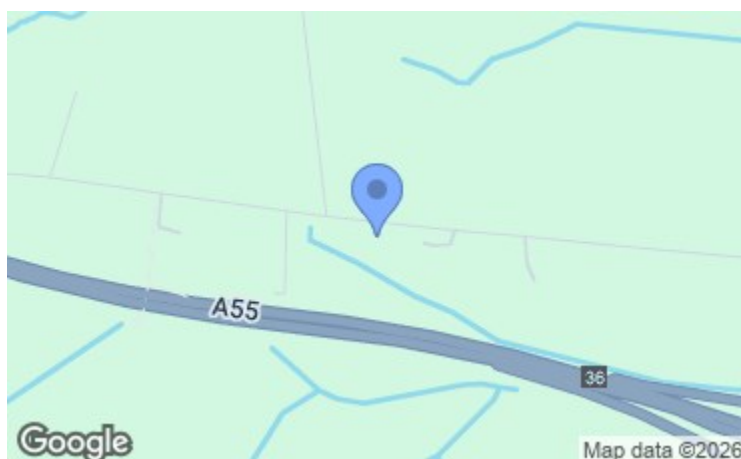
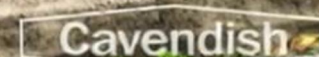




GROSS INTERNAL AREA  
FLOOR 1: 941 sq. ft. FLOOR 2: 689 sq. ft.  
TOTAL: 1,630 sq. ft.  
EXCLUDED AREA: PORCH: 30 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	91
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Firwood Cottage Old Warren**  
Broughton, Chester, Flintshire  
CH4 0EG

**Price**  
**£490,000**

\* CHARACTER DETACHED COTTAGE \* LOCATED ALONG OLD WARREN IN BROUGHTON \* GENEROUS SIZE PLOT EXTENDING TO 0.19 ACRE. A beautifully presented three bedroom detached cottage occupying a pleasant position along Old Warren in Broughton with views to the front over countryside. The accommodation briefly comprises: entrance porch, entrance hallway, sitting room with brick-lined fireplace and cast-iron log burner, separate dining room with beautiful beamed ceiling, breakfast kitchen fitted with a comprehensive range of cream fronted units with integrated appliances, impressive split-level living room with part-vaulted ceiling, brick fireplace housing a 'Living Flame' log-effect gas burner and French doors to outside, landing, bedroom one, bedroom two with fitted wardrobes, bedroom three, a well appointed bathroom and separate WC. The property benefits from double glazed windows and has oil fired central heating. Externally there is a lawned garden at the front with a boundary wall, a gated pathway and imprinted concrete driveway leading to a garage store and attached office. To the rear the garden is particular feature with a raised imprinted concrete terrace, a cedar wood pergola with hot tub, and steps leading down to a long lawned garden with fenced side boundaries and mature trees. At the bottom of the garden there are two timber built sheds and log stores. If you are looking for a detached cottage in a semi-rural location, yet close to Chester, then we would strongly urge you to view.

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.

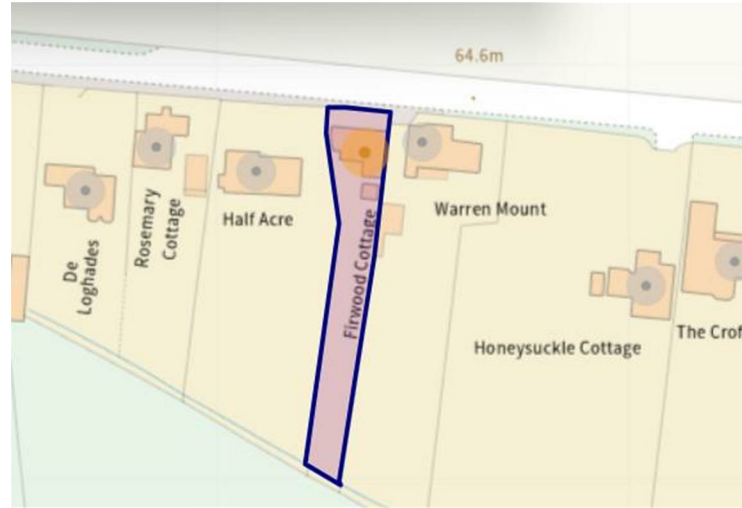
**MISREPRESENTATION ACT 1967**

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.



## LOCATION



Broughton lies some 6 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. There are schooling facilities at Broughton Junior School. Shopping facilities are available locally as well as at the Broughton Retail Park where you can find top High Street retail stores, restaurants and a cinema.

## THE ACCOMMODATION COMPRISES:

### PORCH

1.50m x 1.37m (4'11" x 4'6")

Wooden panelled entrance door with glazed insert, two single glazed windows, quarry tiled floor with recessed mat well, ceiling light point, and hanging for cloaks. Glazed door to the entrance hall.

### ENTRANCE HALL

3.73m x 1.83m (12'3" x 6')

Exposed wall timbers, radiator with radiator cover, three wall light points, laminate wood strip flooring, and spindled staircase to the first floor. Opening to sitting room and latch lever cottage style doors to the dining room and breakfast kitchen.

## SITTING ROOM

3.78m x 3.30m (12'5" x 10'10")

Exposed brick chimney breast with brick-lined fireplace housing a cast-iron log burner, beamed ceiling with ceiling light point, two wall light points, oak wood strip flooring, radiator with radiator cover, and UPVC double glazed bay window with display windowsill overlooking the front.



## DINING ROOM

4.09m max x 3.68m (13'5" max x 12'1")



Decorative chimney breast with raised slate hearth, beamed ceiling, two single radiators, ceiling light point, two wall light points, and two UPVC double glazed windows overlooking the front.

## DIRECTIONS

From the Agent's Chester office proceed out of the City over the Grosvenor Bridge to the Overleigh roundabout and take the fourth exit into Hough Green. Follow this road through Saltney and towards Broughton. Continue straight across at the roundabout with the Broughton Retail Park on the left and at the next set of traffic lights proceed straight across to the roundabout. Then take the second turning left onto Main Road, which leads into Mold Road. Follow the road out of the village and after a short distance take the right hand turning signposted Old Warren. Follow Old Warren up the hill and the property will be found after approximately half a mile on the left hand side.

## TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

## COUNCIL TAX

\* Council Tax Band G - Flintshire County Council.

## AGENTS NOTES

\* Oil fired central heating.  
\* the 'Living Flame' log-effect gas burner in the living room is connected to bottled LPG.

## ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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



DRONE PHOTO



VIEW TO FRONT

**BREAKFAST KITCHEN**

5.36m x 2.87m (177" x 9'5")



Fitted with a comprehensive range of cream fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl ceramic sink unit and drainer with pelmet above and two downlights. Fitted four-ring touch control ceramic hob with glass splashback, extractor above, and built-in Hotpoint electric double oven and grill. Integrated Indesit dishwasher, cupboard housing a Fire Bird Enviromax oil fired central heating boiler, integrated Bosch washing machine, integrated fridge and freezer, recessed LED ceiling spotlights, double radiator, space for breakfast table and chairs, laminate wood strip flooring, provision for wall mounted flat screen television, under-cupboard spotlighting, two UPVC double glazed windows overlooking the rear garden, and UPVC double glazed door to outside.

**LIVING ROOM**

6.35m max x 4.06m narrowing to 3.58m (20'10" max x 13'4" narrowing to 11'9")



Large split-level living room with feature part-vaulted ceiling, exposed beams and timbers, feature brick fireplace and hearth housing a cast-iron 'Living Flame' log-effect gas fire, semi-recessed ceiling spotlights, ceiling light point, two radiators with radiator covers, and UPVC double glazed French doors to outside with double glazed side windows.



## LANDING

4.85m x 1.85m (15'11" x 6'1")



Spindled balustrade, radiator with radiator cover, two ceiling light points, and UPVC double glazed window overlooking the front. Latch lever cottage style doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

## BEDROOM ONE

4.14m x 3.71m (13'7" x 12'2")



UPVC double glazed window overlooking the front, ceiling light point with dimmer switch control, recessed ceiling spotlights, access to loft space, and provision for wall mounted flat screen television.



## BEDROOM TWO

3.76m x 2.84m (12'4" x 9'4")



UPVC double glazed window to rear, radiator, ceiling light point and fitted wardrobe with hanging space and shelving.

## BEDROOM THREE

3.81m x 3.05m (12'6" x 10')



UPVC double glazed window overlooking the front, ceiling light point, double radiator, access to loft space, and feature chimney breast with display recess.

## BATHROOM

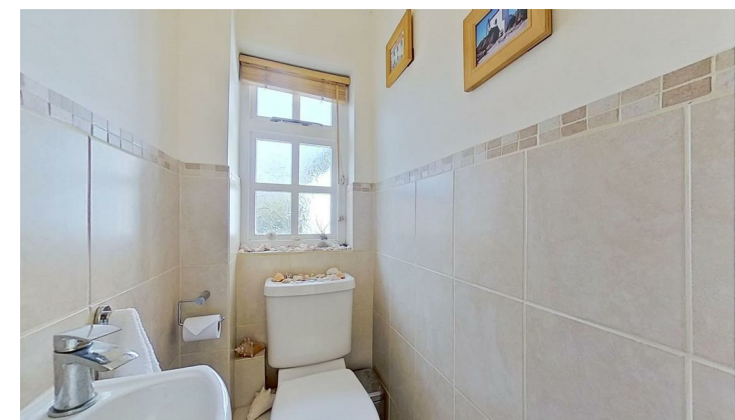
2.44m x 1.85m (8' x 6'1")



Newly fitted (2024) suite in white with chrome style fittings comprising: bath with mixer tap; vanity unit with wash hand basin, mixer tap, and storage cupboard beneath; and low level WC with concealed cistern. Wet boarding to bath and shower area, tiled walls, ladder style towel radiator, vinyl wood effect strip flooring, recessed LED ceiling spotlights, illuminated wall mirror, extractor, built-in airing cupboard housing the pressurised hot water cylinder and immersion heater with slatted shelving, and UPVC double glazed window with obscured glass.

## SEPARATE WC

1.37m x 0.86m (4'6" x 2'10")



White suite comprising: low level WC; and wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, tiled floor, ceiling light point, and sealed unit double glazed window with obscured glass.

## OUTSIDE FRONT

To the front of the property there are two neatly laid lawned areas with crushed slate borders, shrubbery and wall with raised beds, and an imprinted concrete pathway to the entrance porch. Outside lantern style light. An imprinted concrete driveway at the side provides access to the garage store. Double opening wooden gates at the side provide access to the rear garden.

## GARAGE STORE

3.35m x 2.51m (11' x 8'3")

With an up and over garage door, fluorescent strip light, and power.

## OFFICE

2.79m max x 2.21m (9'2" max x 7'3")

Fluorescent strip light, power, wooden panelled door with double glazed insert.

## OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size with an imprinted concrete terrace and retractable sun canopy. a cedar pergola with galvanised roof and hot tub, timber framed summer house, and screened oil storage tank. Steps lead down to a long lawned garden with boundary fencing to each side. At the bottom of the garden there is a small well, magnolia tree, mature apple tree, two garden sheds, a covered shelter and log stores.