

# Town & Country

Estate & Letting Agents

Congleton Road, Chester

£235,000



This lovely dacha bungalow in Broughton has gas central heating, double glazing, and an extension. It features an entrance hall, living room, kitchen/diner, modern bathroom, one ground floor bedroom, two upstairs bedrooms, ample storage, pattern concrete parking, low-maintenance gravel and shrub front garden, elevated rear garden with gravel, paving and shrubs, and a single garage with gated rear garden access.

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# Congleton Road, Chester

## DESCRIPTION

This beautiful dormer bungalow is located in the heart of the popular village of Broughton. It has been extended and well-maintained, and benefits from gas central heating and UPVC double glazing. The property comprises an entrance hall, living room, kitchen/diner, one ground floor bedroom, and a modern bathroom suite. Upstairs, there are two bedrooms and ample storage space. Externally, to the front of the property, there is pattern concrete off-road parking, along with a low-maintenance gravel and shrubbed front garden. The rear garden is elevated and also low-maintenance, with a combination of gravel, paving, and shrubs. There is a single garage, with gated access to the rear garden.



Interchange, take the 3rd 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 3rd exit, at the roundabout, take the 1st exit, at the roundabout, take the 1st exit onto Chester Road/A5104, turn left onto Broughton Hall Road, turn left onto Parkfield Road, turn right onto Congleton Road. The destination will be on the right.



## ENTRANCE HALL

Upon entering the property, you'll find a UPVC double glazed and leaded front door that leads to an entrance hall with timber laminate flooring and a radiator. From there, a glazed door takes you to the living room, and additional doors lead to the ground floor bedroom and bathroom. The side elevation features an opaque window, and stairs off with spindle balustrades that lead to the first floor accommodation.



## LIVING ROOM

14'10" x 11'4"

There is a window facing the front elevation, a radiator, and an internal glazed door opening to the kitchen/diner. Additionally, there is a cast iron wood burner set upon a slate hearth, which is situated below an oak mantle.



## KITCHEN/DINER

19'10" x 10'5" max

The extended kitchen/diner boasts a selection of white wall, base units, and drawers. These are complemented by stainless steel handles and display cabinets. The wood effect worksurface is extensive and features a stainless steel single drainer sink unit complete with mixer tap and tiled splashbacks. There are also integrated appliances including a stainless steel oven, hob, and extractor hood, as well as sufficient space and plumbing for a washing machine. The flooring is made of ceramic tiles and there is a radiator present. The ceiling features recessed downlights and a window to the rear elevation. The UPVC double glazed door to the rear garden is opaque.



## LOCATION

Congleton Road is conveniently in Broughton and within easy reach of the Chester Business Park and Chester City Centre. Excellent links to the A55 Expressway linking to North Wales and the national motorway network. 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. 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 a multiplex cinema High Street retail stores. Chester City Centre has extensive shopping, leisure facilities available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. Hawarden Golf Club is nearby with sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road/A483, at the roundabout, take the 2nd exit and stay on Wrexham Road/A483, at the roundabout, take the 2nd exit and stay on Wrexham Road/A483, at Post House Roundabout/Wrexham Road





## BEDROOM TWO

13'7" x 11'12"

With a window to the rear elevation, radiator, access to the loft and access to the Eve storage space.



## BATHROOM

6'3" x 6'4"

The bathroom features a sleek and modern three-piece suite in white. It includes an L-shaped panelled bath with a central mixer tap and electric shower, complete with a protective screen. There is also a low-level WC with a dual flush system, a pedestal, wash hand basin, and ceramic tiled flooring. The walls are partially tiled, and the bathroom includes a chrome heated towel rail and recessed downlights in the ceiling. An opaque window to the side elevation provides natural light.



## BEDROOM THREE

7'6" x 8'10"

There is a built-in cupboard that houses the gas Worcester combination boiler, along with a window to the rear elevation and a radiator.



## GROUND FLOOR BEDROOM

10'8" x 8'10"

Having a window to the rear elevation and a radiator.

## FIRST FLOOR LANDING

With two large built in store cupboards and doors off, opening to both first floor bedrooms.



## EXTERNALLY

As you approach the property, you'll see a patterned concrete driveway and parking area. Double gates to the side of the property lead to a detached single garage. The front garden is low maintenance, with mostly gravel and shrubs. There's an external light and water supply. The rear of the property is accessed through double Timber gates to the side, leading to a low maintenance garden with mostly gravel and a paved patio area. Shrubbed flowerbeds adding some greenery. There is outside lighting and the area is enclosed by fence panels.

## GARAGE

16'0" x 8'1"

A single brick built garage with an up and over garage door, a single glazed window to the side and a side access door.

## 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.

## SERVICES TO PROPERTY

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

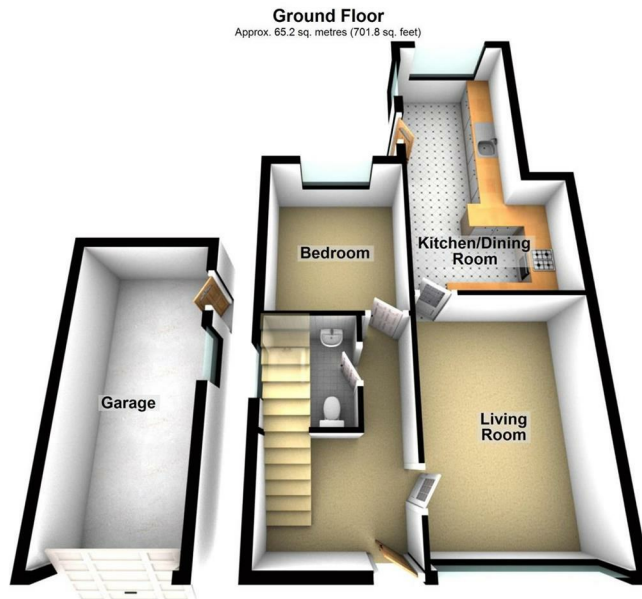
Tenure: Freehold

Council Tax Band: D £1906 per annum

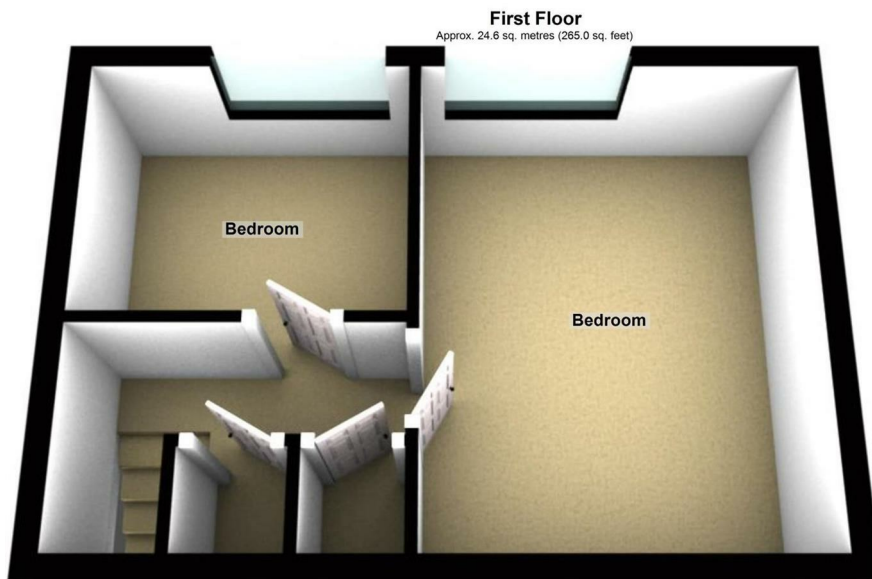
## MORTGAGE SERVICES

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.**



Total area: approx. 89.8 sq. metres (966.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	

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.