

# Town & Country

Estate & Letting Agents

Fairfield Road, Broughton

£130,000



This two-bedroom end-of-terrace property is located in Broughton, a bustling area with plenty of amenities and excellent transport links. The property requires modernisation and refurbishment. It features an entrance hall, living room, dining room, kitchen, landing, two bedrooms, and a shower room. The property has gas central heating, UPVC double glazing, front and rear gardens, double iron gates for off-road parking, and is available with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

This two-bedroom end-of-terrace property is situated in the bustling area of Broughton, which offers a plethora of amenities such as shops, schools, public transportation, and local motorway networks, making it an ideal location for individuals who value convenience. The property is in need of a comprehensive programme of modernisation and refurbishment. The internal accommodation comprises an entrance hall, living room, dining room, kitchen, and landing with two bedrooms and a shower room. The property benefits from both gas central heating and UPVC double glazing. The external features of the property include front and rear gardens, as well as double iron gates for off-road parking. Additionally, this property is available with no onward chain.



## LOCATION

## DIRECTIONS

## ENTRANCE HALL

13'9" x 5'5"

The property is entered through a double glazed UPVC front door that leads to an entrance hall. The entrance hall features a timber laminate flooring, a radiator, and stairs that lead to the first floor. There is a storage cupboard below the stairs, and doors open to the living room, dining room, and kitchen.



## LIVING ROOM

11'3" x 10'4"

Having provision for a gas fire, timber laminate flooring and a window facing the front elevation, with a radiator below.



## DINING ROOM

11'1" x 8'9"

The dining room features timber laminate flooring and a window to the rear elevation, with the radiator below.



## KITCHEN

8'6" x 7'9"

Fitted with wall and base units, a single drainer sink unit with mixer tap, partially tiled walls, timber laminate floor, a radiator, a window to the side elevation, and UPVC double glazed back door.

## FIRST FLOOR LANDING

There is a window to the side elevation and doors leading to both bedrooms and the shower room. There is also loft access.



## SHOWER ROOM

7'7" x 5'1"

The bathroom has been equipped with a walk-in shower featuring a double base and dual thermostatic shower, as well as a pedestal wash hand basin with a mixer tap, a dual flush level WC, and a radiator. Two opaque windows on the side elevation offer privacy, while the walls have been fully tiled and the floor features ceramic tiles.



## BEDROOM ONE

14'3" x 10'3"

This particular bedroom boasts ample space and features two windows, offering a front-facing aspect. An original ornamental fireplace adds a touch of sophistication, while the fitted wardrobe and built-in cupboard over the bulkhead provide ample storage space.



## BEDROOM TWO

2'11" x 8'0"

The window situated at the rear elevation of the second bedroom and is accompanied by a radiator beneath it. Additionally, there is a built-in cupboard which houses the gas logic combination boiler.



## EXTERNALLY

Upon arriving at the front of the property, double gates welcome you to paved off-road parking and a lawn garden. Access to the rear garden can be obtained along the side of the property, leading to a garage that is in need of replacement, as well as a rear garden.

## 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: C £1695

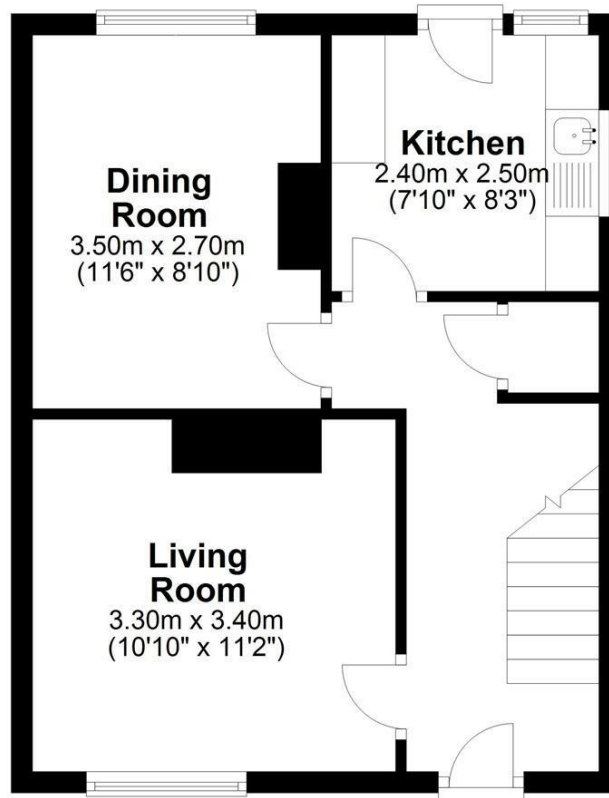
## MORTGAGE SERVICES

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.

**Ground Floor**

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 73.9 sq. metres (794.9 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 most 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	