

# Town & Country

Estate & Letting Agents

Vickers Way, Broughton

Offers In Excess Of £250,000



VIRTUAL TOUR AVAILABLE... Viewing is essential to appreciate this beautiful, detached family home, offering spacious and adaptable family living accommodation with the advantage of a kitchen/dining room, downstairs cloaks, En suite bathrooms, gardens, and a driveway, located within a small development within Broughton.

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## DESCRIPTION

VIRTUAL TOUR AVAILABLE... Offering light and bright accommodation designed to create spacious living, this lovely home offers well-proportioned and adaptable family living accommodation comprising an entrance hall, living room, cloakroom, and utility room. A contemporary kitchen/dining room having French doors leading to the rear garden. To the first floor is a modern family bathroom and three good sized bedrooms, there is an en-suite shower room to the main bedroom and fitted wardrobes to two of the bedrooms. Externally, to the front of the property is a lawned garden area with a small hedge border and to the rear a good sized laid to lawn garden with paved patio area flowers and shrub borders. The driveway provides off road parking to the rear of the property.



## LOCATION

Located in a lovely small development situated just on the outskirts of Chester, the property is situated within a pleasant cul de sac within the sought after area of Broughton. Broughton is a popular location, approximately five miles from Chester with its extensive shopping and leisure facilities, eight miles from Mold and is within easy access to the A55 Expressway, M53/M56 motorway leading to the national motorway network. Hawarden Golf Club is nearby, there are excellent schooling facilities at Broughton Junior School. Shopping facilities are available locally and at Broughton Retail Park which is home to a Aldi, Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living, Primark, M & S, Home Sense and having a cinema complex with restaurants including Pizza Express, Frankie and Benny's and Nandos.

## DIRECTIONS

Head south on Lower Bridge St 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 Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold. Merge onto North Wales Expressway/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. Turn left onto Vickers Way. Destination will be located on the right.



## ENTRANCE HALL

Stairs to First floor, UPVC double glazed door to first floor, Central heating radiator.



## LIVING ROOM

18'3 x 9'8

UPVC double glazed windows to front and side aspects, central heating Radiator.



## KITCHEN/DINING AREA

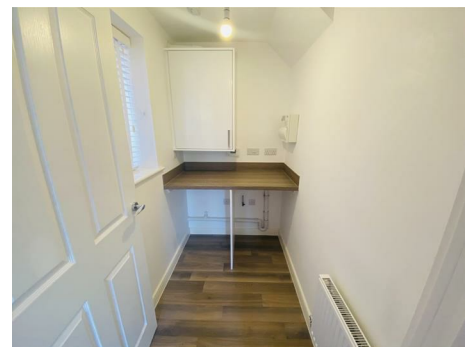
18'3 x 8'4

The kitchen is fitted with a range of modern wall, base and drawer units with contrasting work surfaces. Stainless steel Zanussi gas hob with Stainless steel splash back and extractor hood over. Stainless steel Zanussi Electric oven. Integrated fridge and Freezer. Integrated dishwasher. Stainless steel one and a half bowl sink with mixer tap over. Central heating radiator.

UPVC double glazed window to front aspect and French doors to side aspect and out into garden.

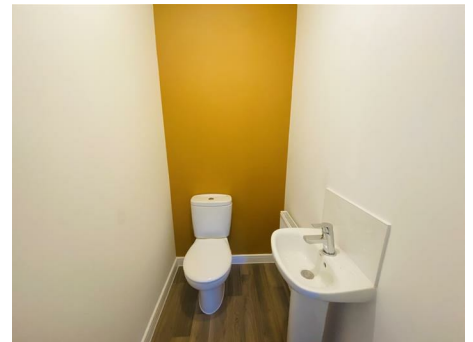


## DINING AREA



## UTILITY ROOM

Having a fitted work surface, plumbing for a washing machine and space for a dryer. Central heating radiator and UPVC double glazed window to rear aspect.



## CLOAK ROOM/W.C.

Fitted with a modern two piece Roca bathroom suite in white comprising of wash hand basin and WC. Extractor fan and central heating radiator.

## FIRST FLOOR LANDING

Spindle Balustrade., airing cupboard, central heating radiator, UPVC double glazed window to rear aspect.



## BEDROOM ONE

13'2 x 10'10

Modern fitted wardrobe, central heating radiator. UPVC double glazed window to side aspect.



## BEDROOM THREE

9'1 x 6'7

Central heating radiator. UPVC double glazed window to side aspect.



## PARKING AREA

### SERVICES TO PROPERTY

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

Council Tax Banding: E

TENURE:

### 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.

### 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.**



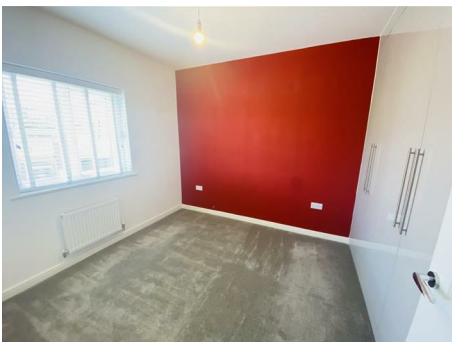
## EN SUITE

The En Suite is fitted with a modern three piece Roca suite comprising of double shower cubicle, wash hand basin and WC, central heating radiator. Partially tiled elevations, extractor Fan and UPVC double glazed window to front aspect.



## BATHROOM

The bathroom is fitted with a modern three piece Roca bathroom suite in white comprising of panelled bath, wash hand basin and WC. Central heating radiator. Partially tiled elevations. UPVC double glazed window to front aspect.



## BEDROOM TWO

11'3 x 9'1

Modern fitted wardrobes, central heating radiator. UPVC double glazed window to front aspect.



## EXTERNALLY

Externally are delightful well tended gardens to the front and side aspects with a driveway providing off road parking. To the front of the property is a lawned garden area with small hedge border and to the rear a good sized lawned garden area with various flowers and shrub borders. There is a flagged patio / seating area suitable for outside dining and enjoying the warm summer evenings that will soon be upon us. There is a driveway providing off road parking to the rear of the property.

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.

