

Town & Country

Estate & Letting Agents

The Old Farm House, Broughton

£150,000



This apartment is a great opportunity for first-time buyers or investors. It includes an entrance hall, spacious lounge/dining room, fitted kitchen, two bedrooms, and a bathroom. Features include double glazed windows and gas central heating. Externally, there's off-road parking, communal parking, a single garage, and beautiful far-reaching views.

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DESCRIPTION

This apartment is a perfect opportunity for first-time buyers or investors looking to refurbish a property to their own tastes. Accessed from a communal hallway, the accommodation includes an entrance hall, a spacious lounge/dining room, a fitted kitchen, two bedrooms, and a bathroom with a white suite. The apartment features double glazed windows and gas central heating. Externally, the property offers off-road parking, communal parking, a single garage, and beautiful far-reaching views.



LOCATION

Warren Hall Court is conveniently situated close to 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 top 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. (Distances & times sourced from RAC route planner).

DIRECTIONS

From the Chester branch: 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 3rd exit onto Hough Green/A5104, continue to follow A5104, at the roundabout, take the 3rd exit onto Chester Road/A5104, at the roundabout, take the 2nd exit onto Main Road/A5104, continue to follow A5104, at the roundabout, take the 2nd exit onto Mold Road/Warren Interchange/A5104, at the roundabout, take the 2nd exit onto Mold Road/A5104, continue to follow A5104 Pen-y-ffordd A5104, turn left into Warren Hall Court, the property will be identified via our For Sale Board.

COMMUNAL ENTRANCE

The double-glazed door opens to the communal entrance hall, where post boxes are fixed to the wall. Stairs lead up to the first-floor apartments, and there is an access door to Apartment Three.

PRIVATE ENTRANCE HALL

6'7" x 9'9" max

The entrance hall features a radiator, a wall-mounted telephone intercom, and a built-in storage cupboard. Doors lead to the through kitchen, living room, both bedrooms, and the bathroom.



LIVING ROOM

15'4" x 11'4"

The living room features glazed double sliding doors that open to the kitchen. A UPVC double-glazed window faces the side elevation of the property, with a radiator below. Timber double-glazed doors open to the property's patio area, offering stunning views.



KITCHEN

11'4" x 7'0"

The kitchen is fitted with wall, base, and drawer units, and includes a breakfast bar incorporated into the work surface. It features a resin one and a half bowl sink with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven with an extractor hood. There is space and plumbing for a washing machine, and a wall-mounted gas combination boiler. A UPVC double-glazed window faces the front elevation.



BEDROOM ONE

12'4" x 9'5"

Bedroom One features a UPVC double-glazed window to the side elevation with a radiator below. It includes a range of fitted wardrobes with sliding doors, one of which has a mirrored insert.



BEDROOM TWO

11'4" x 6'4"

Bedroom two features a UPVC double glazed window to the side elevation with a radiator below.



BATHROOM

6'2" x 5'0"

The bathroom is fitted with a white three-piece suite, including a panel bath with a thermostatic shower overhead, a low-level WC, and a pedestal wash hand basin with partial tiling around it. A radiator is also installed.



EXTERNALLY

Directly accessible through the French doors from the main living room is a patio area, featuring shrub beds and elevated views over the countryside. Off-road parking is available in front of the property's single garage, with an

additional allocated parking space in the communal car park near the building's main entrance.

To the side of the elevated patio, a timber gate leads to the communal area, which is predominantly paved and includes a bin store.

GARAGE

18'6" x 8'6"

A semi-detached garage with a pitched roof features an up-and-over garage door and an opaque UPVC double-glazed window on the side elevation.



SERVICES TO PROPERTY

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

This is a leasehold property 999 years from the beginning of the lease in 1996.

Council Tax Band: C £1833.00

Annual Service charge: £683.00

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.

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.

