

# Town & Country

Estate & Letting Agents

Larne Drive, Broughton

£265,000



An extended three bedroom semi detached house, offering adaptable family accommodation with the benefit of gas central heating and double glazing. Having a garage, off road parking and low maintenance gardens. Available with the advantage of No Onward Chain and located within the popular village of Broughton.

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

TEL: 01244 403900



## DESCRIPTION

Located within the popular village of Broughton, this extended three-bedroom semi-detached home benefits from UPVC double glazing and gas central heating. Its convenient location offers easy access to Chester, Wrexham, Mold, local motorway networks, the Broughton retail park, and a host of other day-to-day amenities. The property comprises of an entrance porch, living room, dining room, kitchen, and an L-shaped breakfast/sitting room. Additionally, there is a ground floor shower room and a side passageway offering access to a single garage. The first floor landing provides access to three bedrooms and a bathroom suite. Externally, the front of the property features a relatively low-maintenance garden with bark chip and shrub areas, a golden gravel garden to the side, and brick block pathways leading to the front door. There is also an off-road parking in front of the garage. The rear garden is predominantly laid to lawn with shrubbed borders, paved pathways, and a patio area, all enclosed by a series of timber fence panels.



## LOCATION

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, and 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 Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living, Home Sense and a cinema complex with restaurants including Nandos, Pizza Express and Frankie and Benny's.

## 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, continue straight to stay on 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, turn left onto Broughton Hall Road, turn left onto Church Road, Church Road turns left and becomes Simonstone Road, turn right onto Ellesmere Avenue, turn left onto Larne Drive. The destination will be on the left.

## ENTRANCE HALL

8'3" x 4'3"

The property is entered through a UPVC double glazed front door with windows facing the front and side elevations. The entrance features engineered oak flooring and a glazed door leading to the living room.



## LIVING ROOM

19'0" x 12'1"

The living room features engineered oak flooring and a window facing the front elevation with a radiator below. It includes an open throughway to the dining room and a glazed door leading to the kitchen. The room is highlighted by a central fireplace with a tiled marble hearth and an Adam style surround, adding a touch of elegance to the space.



## DINING ROOM

13'4" x 9'1"

The dining room features a continuation of the engineered oak flooring from the living room. It includes a radiator for comfort, a UPVC double glazed patio door opening to the rear garden, and a serving hatch connecting to the kitchen.



## KITCHEN

10'1" x 9'1"

The kitchen is installed with light wood grain wall, base, and drawer units, offering ample work surface space. It houses a stainless steel single drainer sink unit with a mixer tap and panel splashback. There is space for a cooker, and the engineered oak flooring continues from the living room. Additionally, the kitchen provides space and plumbing for a washing machine and features an open throughway to the L-shaped breakfast/sitting room.



## BREAKFAST/SITTING ROOM

21'5" x 8'2"

The L-shaped breakfast/sitting room features engineered oak flooring, two radiators, and a window overlooking the rear garden. It includes an opaque UPVC double glazed door opening to the side elevation of the property and a UPVC double glazed patio door opening to the rear garden. There is space for a washing machine and tumble dryer. Additionally, a door opens to the property's inner hallway, which also has engineered oak flooring. From the inner hallway, there is a UPVC double glazed door opening to the side passageway and an internal door leading to the shower room.



## SHOWER ROOM

6'2" x 6'6" max

The shower room is equipped with a walk-in shower, a low-level WC, and a wash hand basin with a tiled splashback and a mirror above. It also features a chrome heated towel rail, an extractor fan, and tiled flooring with an inset drain.

## SIDE PASSAGEWAY

Entered from the front through a UPVC door that opens to a side passageway, providing access to the garage via another UPVC door.

## FIRST FLOOR LANDING

The first-floor landing provides access to the loft via a retractable ladder and includes a radiator for comfort. There is a built-in deep shelved storage cupboard over the stairs and a second built-in cupboard housing the gas Worcester combination boiler. Doors off the landing open to all three bedrooms and the bathroom.



## BEDROOM ONE

14'6" x 9'4" max

The first bedroom has a window facing the front elevation with a radiator below and a fitted luggage cupboard canopy.



## BEDROOM TWO

11'6" x 9'0"

The second bedroom has a window to front elevation with a radiator below.



## BEDROOM THREE

10'3" x 6'1"

Bedroom three has a window to the rear elevation with a radiator below.



## BATHROOM

6'8" x 8'0"

The bathroom is installed with a white three-piece suite comprising a panel bath with an electric shower above, a pedestal wash hand basin, and a low-level WC. It features a chrome heated towel rail and radiator, along with partially tiled walls for easy maintenance. Two opaque windows face the rear elevation, providing natural light while ensuring privacy.

## GARAGE

13'10" x 8'1"

Access from the front is through an up-and-over door, which provides entry to the garage. The garage is equipped with power and light for convenience. Additionally, there is a UPVC door that provides access to the side passage.



## EXTERNALLY

The front of the property features a concrete driveway leading to the garage, complemented by brick block paved pathways that lead to the front door. There is a low-maintenance gravel garden, a raised brick flower bed, and a central garden area with shrubs and chipped bark. The rear garden is predominantly laid to lawn and includes paved patio areas and pathways. It is landscaped with various shrub and planted beds and borders, enhancing the overall appeal of the outdoor space. The garden is enclosed by a series of timber fence panels, providing privacy and security.



## REAR GARDEN

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D £2062

## 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.

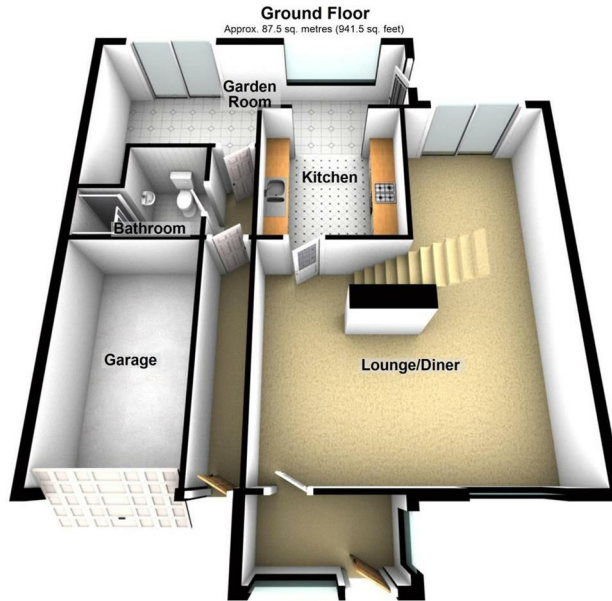
## MORTGAGE SERVICES

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.





Total area: approx. 132.3 sq. metres (1424.0 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>			
(81-91) <b>B</b>			
(69-80) <b>C</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	