

# Town & Country

Estate & Letting Agents

Westminster Road, Broughton

£199,950



This three-bedroom semi-detached home, located in a popular village, offers easy access to Chester, Broughton Retail Park, and local amenities. The property features gas central heating, UPVC double glazing, and briefly comprises an entrance hall, cloakroom WC, kitchen, living room with dining area, and first-floor landing leading to three bedrooms and a four-piece bathroom. To the front, there is brick block parking and a small shrub garden, with side access to a lawned rear garden, patio, and brick outbuilding, all enclosed by timber fencing.

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## DESCRIPTION

Located in this highly sought-after village, this three-bedroom semi-detached home is ideally positioned for easy access to Chester, Broughton Retail Park, and a variety of everyday amenities. The property's internal accommodation briefly comprises an entrance hall, cloakroom WC, kitchen, living room with a dining area, and a first-floor landing providing access to three good-sized bedrooms and a four-piece bathroom suite. Externally, to the front of the property, there is brick block parking, a small shrub garden, and timber-gated side access to a predominantly lawned garden with a patio area, all enclosed by timber fence panels. The garden also offers access to a brick outbuilding. This property is offered with No Onward Chain.

## 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

Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the first exit onto Wrexham Road./A483, at the roundabout, take the second exit and stay on Wrexham Road./A483, at the roundabout,

take the second exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the third 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 second exit onto B5125, at the roundabout, take the first exit onto Main Rd/A5104, turn left onto Broughton Hall Road, turn right onto Brookes Ave, turn left onto Westminster Road, the property will be on the right.

## EXTERNALLY FRONT

At the front of the property, there is a brick-block off-road parking area, accompanied by a small shrub garden. A canopy with an inset light is positioned above the front door.

## ENTRANCE HALL

The property is entered through a UPVC leaded and stained-glass double front door, which opens to an area with ceramic tile flooring. The entrance includes a radiator, stairs leading to the first-floor accommodation, and an under-stairs storage cupboard with a light. Doors provide access to the cloakroom WC, kitchen, and living room.



## CLOAKROOM W.C

2'5 x 4'9

The space is fitted with a dual-flush, low-level WC, a wash hand basin with a tiled splashback, a mirror, and a ceramic tile floor. A small window to the front elevation provides natural light.



## KITCHEN

9'5 x 8'5

The kitchen features a range of shaker-style wall, base, and drawer units with solid wood work surfaces, incorporating a Belfast sink with a mixer tap. Integrated appliances include a Bosch oven and hob with an extractor hood above, a Zanussi fridge/freezer, and a washing machine. There is also a housing cupboard for the Ideal gas combination boiler. The flooring is ceramic tile, complemented by a radiator, a window to the front elevation, and an opaque UPVC double-glazed door that opens to the side elevation of the property.



## LIVING ROOM

16'9 x 9'4

The room features timber flooring, a radiator, and an ornamental fireplace. It opens seamlessly to the dining area and includes UPVC double-glazed French doors that lead to the rear garden.



## DINING AREA

9'8 x 7'2

The dining area features a continuation of the laminate flooring from the living room, along with a window to the rear elevation and a radiator.

## FIRST FLOOR LANDING

The space includes a built-in shelved storage cupboard, access to the loft, and doors leading to all three bedrooms and the bathroom suite.



## BEDROOM ONE

12'10 x 9'3

With a window facing the rear elevation with a radiator below.



## BEDROOM TWO

8'4 x 12

Having timber laminate flooring, a window

facing the front elevation with a radiator below.



## BEDROOM THREE

9'8 x 7'2

Windows the rear elevation with a radiator below.



## BATHROOM

8'1 x 7'2

The bathroom is fitted with a white four-piece suite comprising a corner shower enclosure with an electric shower, a panelled bath, a pedestal wash hand basin, and a low-level WC. The space features partially tiled walls, a radiator, and an opaque window facing the front elevation.



## REAR GARDEN

The rear garden features gated side access, an

outdoor tap, and a predominantly lawned area, complemented by a paved patio and a timber shed. Additionally, there is access to a brick outbuilding measuring 5'0" x 3'9", equipped with power and a single door

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1833

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

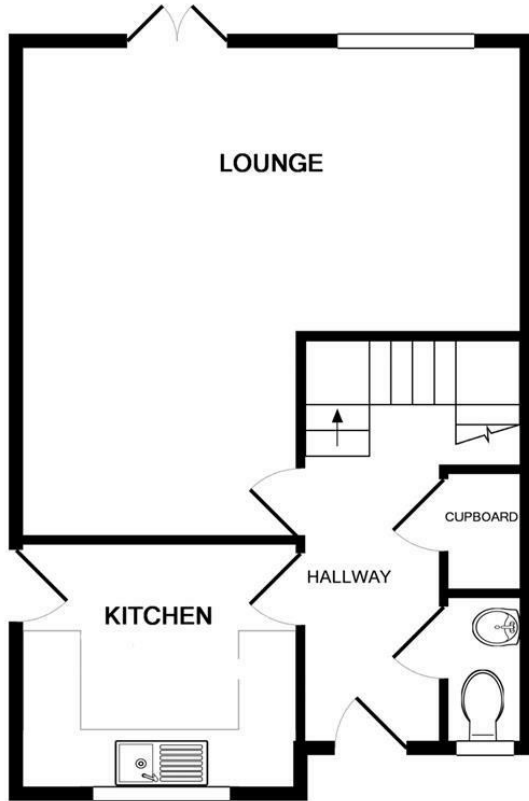
## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

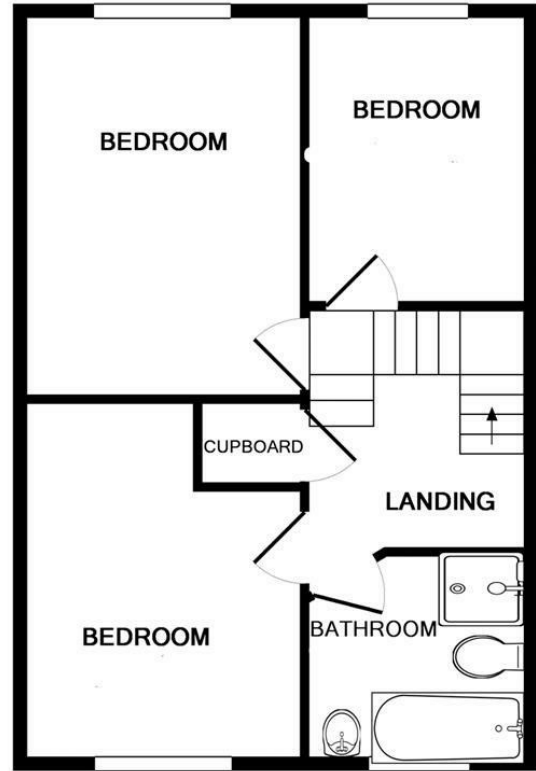
## MORTGAGE SERVICES

Town & Country Estate Agents 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



1ST FLOOR

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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	