

Town & Country

Estate & Letting Agents

The Rookery, Broughton

£190,000



This well-located 2 bedroomed, semi-detached bungalow sits in the heart of a popular village of Broughton close to motorway links, Broughton Retail Park, and Chester city centre. Requiring some modernisation, it features UPVC double glazing, electric heating, a fitted kitchen, spacious living room, shower room, and two bedrooms—one with patio doors to the rear garden. This property is sold with no onward chain.

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DESCRIPTION

Located in the heart of this popular village, this semi-detached bungalow with no onward chain offers convenient access to local motorway networks, Broughton Retail Park, and Chester city centre. With a wide range of amenities close by, the property is ideally positioned for everyday living. In need of some modernisation, the bungalow benefits from UPVC double glazing and electric wall heaters. The accommodation comprises an entrance hall with a useful cloaks/storage cupboard, a kitchen fitted with light oak-style wall, base, and drawer units, and a spacious living room featuring a full-length front-facing window. An inner hallway leads to a three-piece white shower room and two bedrooms, the smaller of which has patio doors opening directly to the rear garden.

LOCATION

Broughton is certainly a popular up-and-coming location, approximately five miles from Chester, offering 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, and there are excellent schooling facilities at Broughton Junior School. At the retail park, there are many retail & leisure outlets (food & non-food), a cinema and restaurants.

DIRECTIONS

From our Chester Branch: Head south on Lower Bridge Street towards St Olave Street for 180 feet, then turn right onto Castle Street and continue for 0.1 miles. At the roundabout, take the first exit onto Grosvenor Road (A483) and follow it for 0.5 miles. At the next roundabout, take the third exit onto Hough Green (A5104) and continue to follow the A5104 for 3.5 miles. When you reach another roundabout, take the third exit onto Chester Road (A5104) and drive for 0.3 miles. Turn left onto Broughton Hall Road and continue for 0.6 miles, then turn left onto Bretton Drive. After 194 feet, turn right onto The Rookery, where your destination will be on the left.

ENTRANCE HALL

The property is entered via a leaded opaque UPVC double-glazed front door, opening into a hallway with light wood-grain effect flooring. There is a built-in cloaks/storage cupboard, an open throughway leading into the kitchen, and a separate doorway providing access to the living room.



KITCHEN

9'2" x 6'4"

The kitchen features light oak-style wall, base, and drawer units with decorative handles, complemented by ample worktop space. It features a stainless-steel single drainer sink with a mixer tap and a tiled splashback. Additional highlights include a built-in double oven

and hob, space and plumbing for a washing machine, a UPVC double-glazed window to the side elevation, an electric wall heater, and a UPVC double-glazed back door.



LIVING ROOM

16'8" x 14'5"

The living room benefits from a full-length window to the front elevation, two electric wall heaters, and an ornamental fireplace. The inner hall includes an airing cupboard, loft access, and doors leading to both bedrooms and the shower room.





SHOWER ROOM

6'7" x 5'8"

Fitted with a separate corner shower enclosure featuring an electric shower and integrated seat, the shower room also includes a pedestal wash basin, dual flush WC, partially tiled walls, an electric wall heater, and a UPVC double-glazed opaque window to the side elevation.



BEDROOM ONE

11'3" x 12"

Having a built-in shelf storage cupboard with an electric wall heater and a window facing the rear elevation.



BEDROOM TWO

9'3" x 9'3" max

With a built-in wardrobe, an electric wall heater and a patio door opening to the rear garden.



EXTERNALLY

To the front of the property, there is a garden featuring golden gravel paving and decorative shrubs. A driveway runs alongside the garden, leading to a prefabricated garage, with iron-gated access to a garden that includes a paved patio area, a neat lawn, and a border of mature shrubs. The rear garden is accessed via an iron gate and offers a paved patio, a lawned area, and well-established shrubbery, all enclosed by timber fence panels for added privacy.

GARAGE

A detached prefabricated garage featuring an opaque UPVC double-glazed window to the side elevation, with an external light above the main entrance doors; Benefits from both power and lighting.

SERVICES TO PROPERTY

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

TENURE: Freehold

COUNCIL TAX: Band C

ARRANGE A VIEWING

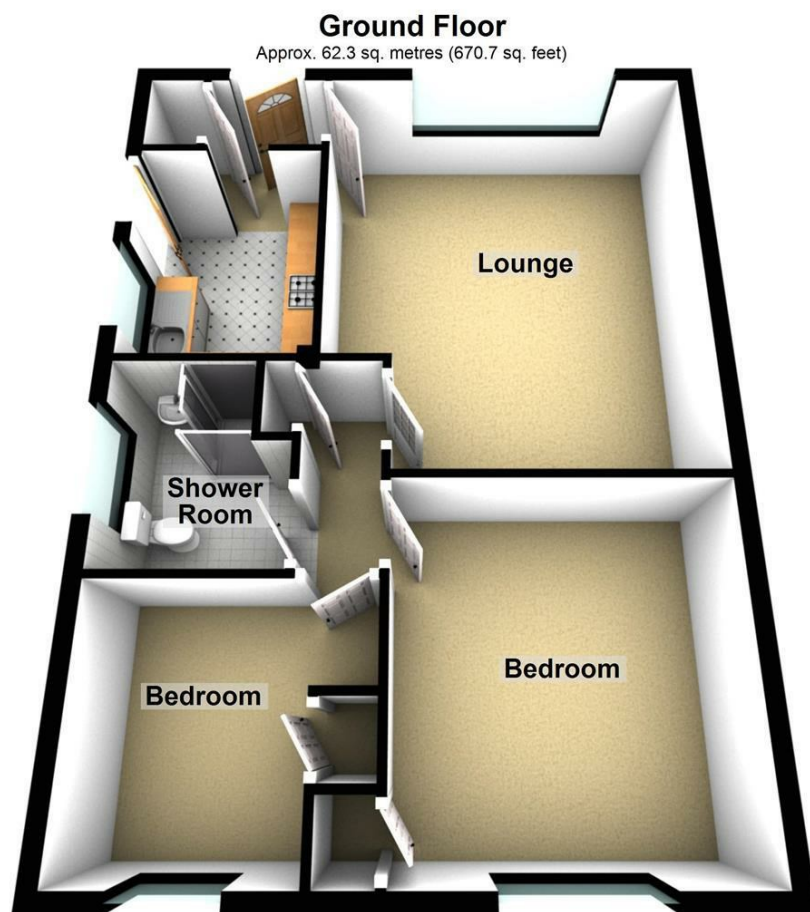
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.



Total area: approx. 62.3 sq. metres (670.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.