

CHANGING HOME



Lancaster Park | Broughton | Chester | CH4 0PL

£180,000

A well presented TWO double bedroom end of terrace located in the popular village of Broughton. The property which is ideal for a first time buyer or investor briefly comprises: porch, living room, fitted kitchen, two double bedrooms, bathroom. Single garage, front & rear garden. Driveway parking.

Property Description

LOCATION

The property is part of a small development in the heart of Broughton and close to Broughton Retail Park. Access to the A55 is simple & Chester is well served by public transport. Close by are local amenities, Broughton primary school and various playparks.

HALL

Access via a storm porch with tiled floor and a UPVC front door. With a built in store cupboard and wood effect laminate floor.

LIVING ROOM

16' 4" x 9' 7" (4.98m x 2.92m) With UPVC double glazed box window to the front. wood effect laminate floor and two wall light points.

KITCHEN

10' 4" x 6' 1" (3.15m x 1.85m) With a range of fitted floor and wall units. Stainless steel sink unit. Wall mounted Worcester central heating boiler. Ceramic hob with oven, grill and extractor fan. Space for a fridge and washing machine. Wood effect laminate floor, UPVC double glazed window.

LANDING

With UPVC double glazed window.

BEDROOM 1

10' 1" x 8' 5" (3.07m x 2.57m) With radiator and UPVC double glazed window.



BEDROOM 2

13' 0" x 7' 6" (3.96m x 2.29m) With radiator and UPVC double glazed window. Built in over stairs cupboard and loft access.

BATHROOM

5' 5" x 5' 10" (1.65m x 1.78m) With a white suite of a WC, wash hand basin and paneled bath with shower over. heated towel rail, tiled floor and fully tiled walls. Extractor fan and frosted UPVC double glazed window.

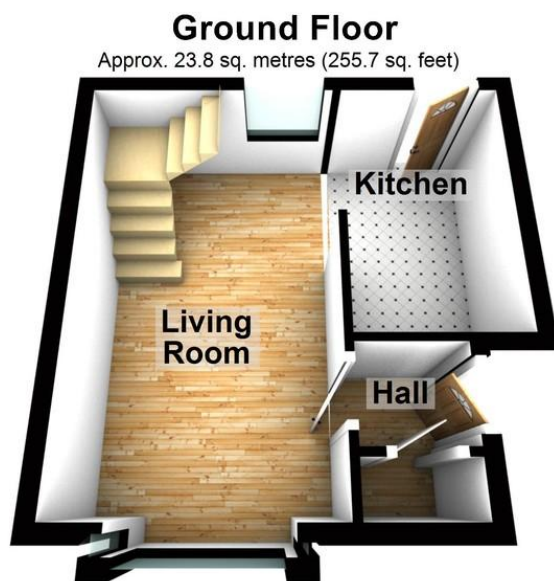
GARAGE

A single garage at the rear of the property with a up and over door, power and light. Door to the side allows access to the rear garden.

OUTSIDE

To the front is a long tarmac drive to give ample parking and a lawn. A timber gate allows access to a neat rear garden with lawn, gravel area, well stocked borders and tap.





Total area: approx. 48.5 sq. metres (522.1 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements