



## Main Road

Broughton, Flintshire CH4 0NT

**£350,000**

**\* UNIQUE PROPERTY \* LARGE REAR GARDEN WITH SUNNY ASPECT \* GATED DRIVEWAY & DOUBLE GARAGE.** A three bedroom detached cottage occupying a good sized plot along Main Road in the popular village of Broughton. The property is believed to date back to around 1800 and it is understood to have originally been a farm house on the Broughton Hall Estate. Over the years the property has been considerably altered and changed to provide the following characterful accommodation: entrance porch, reception hallway, living room with Inglenook fireplace and two bench seats, dining room with beamed ceiling and chimney breast with the remains of the original bread oven, fitted kitchen, sitting/breakfast room with French doors to outside, utility room, downstairs WC, landing, principal bedroom with dressing area and en-suite shower room, two further double bedrooms and well appointed family bathroom. The property benefits from gas fired central heating together with triple glazed windows, double glazed windows and secondary glazed windows. (Continued...)

(Continued...) Externally there is a lawned garden at the front with well stocked borders and a brick built boundary wall. A gravelled driveway at the side with two sets of double opening wooden gates provides access to a further block paved driveway and detached double garage. To the rear the garden is of a good size and has been attractively landscaped with an extensive block paved patio area, neatly laid lawn, well stocked borders, ornamental pond, a paved seating area, a brick paved seating area with metal arbour and vegetable patch. To the rear of the garage there is a useful store area with garden shed, a kitchen garden with soft fruits and a greenhouse. The attractive rear garden is fully enclosed and enjoys a sunny southerly aspect. There is a useful outbuilding/store at the side. If you are looking for a period property with an interesting history then we would strongly urge you to view.

#### LOCATION

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, to include a recently opened Co-operative food store, post office, hairdressers, chiropodist, hardware store, as well as at the Broughton Retail Park where you can find top High Street retail stores. The Marches Medical Practice and pharmacy is within easy walking distance. 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 4 miles away. (Distances & times sourced from RAC route planner).

#### AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.



The detailed accommodation comprises:

#### PORCH

Wooden panelled entrance door with two double glazed leaded inserts, two double glazed windows, natural riven slate tiled floor and recessed LED ceiling spotlight. Glazed door with bevelled glass to Reception Hall.



#### RECEPTION HALL

3.78m x 2.39m (12'5" x 7'10")

Beamed ceiling, two wall light points, digital central heating and hot water controls, double radiator, natural riven slate tiled floor, telephone point and turned spindled staircase to the first floor with built-in under stairs storage cupboard. Doors to the Living Room and Dining Room.



#### LIVING ROOM

4.09m x 3.73m into Inglenook fireplace (13'5" x 12'3" into Inglenook fireplace)

Impressive Inglenook fireplace with bench seats to each side, two secondary glazed leaded windows, quarry tiled hearth and decorative recessed fireplace housing a cast iron coal-effect electric stove, four wall light points with dimmer switch controls, double radiator, beamed ceiling, UPVC double glazed window to side, TV aerial connection and Iroko wood block parquet flooring.





**DINING ROOM**

4.34m x 3.78m (14'3" x 12'5")

Triple glazed leaded window overlooking the front, oak wood strip flooring, beamed ceiling, six wall light points with dimmer switch controls, cupboard housing the electrical consumer board and chimney breast housing a cast iron log effect gas burner with stone flagged hearth and the exposed remains of the original bread oven. Glazed door to Kitchen.



**FIREPLACE**



**KITCHEN**

3.73m x 3.15m (12'3" x 10'4")

Fitted with a modern range of cream hand painted base and wall level units incorporating drawers, cupboards, shelving and plate racks with laminated granite effect worktops. Inset Blanco one and half bowl stainless steel sink unit and drainer with mixer tap. Built-in wooden larder cupboard. Wall tiling to work surface areas and tiled floor. Space for gas or electric cooker. Integrated Bosch dishwasher. Space for tall fridge freezer. Recessed LED ceiling spotlights. Sliding glazed door to the Utility Room and opening to Breakfast/Sitting Room.



**BREAKFAST/SITTING ROOM**

4.24m x 2.11m (13'11" x 6'11")

UPVC double glazed French doors to the rear garden with UPVC double glazed windows to each side, two double radiators with thermostats, terracotta tiled floor, two recessed ceiling spotlights, ceiling light point and extractor.



#### UTILITY ROOM

3.48m maximum x 2.01m maximum (11'5" maximum x 6'7" maximum)

Fitted triple base unit with laminated granite effect worktop and inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas, plumbing and space for washing machine, wall mounted Worcester Greenstar 28i Junior Combi IV condensing gas fired central heating boiler, tiled floor, double radiator with thermostat, recess with hanging for cloaks, built-in double storage cupboard with shelving and single storage cupboard with shelving, and UPVC double glazed window to front. Door to Downstairs WC.

#### DOWNSTAIRS WC

1.32m x 0.86m (4'4" x 2'10")

Low level dual-flush WC and wall mounted corner wash hand basin. Single radiator with thermostat, UPVC double glazed window with obscured glass, ceiling light point, fitted wall mirror, extractor and tiled floor.

#### FIRST FLOOR LANDING

With a decorative 'Art Nouveau' triple glazed stained glass leaded window on the half landing, access to loft space, ceiling light point, exposed beams and smoke alarm. Doors to Principal Bedroom, Bedroom Two, Bedroom Three and Bathroom.



#### PRINCIPAL BEDROOM

3.73m x 3.43m (12'3" x 11'3")

Ceiling light point, dado rail, wall light point and UPVC double glazed window overlooking the rear garden. Opening to Dressing Area and door to En-suite Shower Room.



#### DRESSING AREA

2.54m into wardrobe x 1.75m into wardrobe (8'4" into wardrobe x 5'9" into wardrobe)

Fitted with an L-shaped range of wardrobes with a combination of hanging rails and shelving, three recessed LED ceiling spotlights, double radiator with thermostat and UPVC double glazed window overlooking the rear garden.



#### EN-SUITE SHOWER ROOM

1.85m x 2.44m (6'1" x 8')

Well appointed and briefly comprising: tiled shower enclosure with triton T80 electric shower and sliding glazed doors; vanity unit with semi-inset Sottini wash hand basin, mixer tap and storage cupboard beneath; Sottini low level dual-flush WC and concealed cistern; and Sottini bidet. Wall cupboards with mirror, pelmet with three down lights and shelving, part-tiled walls, ladder style towel radiator, tiled floor, ceiling light point, wall extractor, ceiling extractor with spotlight above the shower, electric shaver point and UPVC double glazed window with obscured glass.





#### BEDROOM TWO

4.37m maximum x 3.76m maximum (14'4" maximum x 12'4" maximum)

Triple glazed leaded window overlooking allotments at the front with fields beyond and the Gladstone Estate, two exposed purlins, double radiator with thermostat, television aerial connection, picture rails, ceiling light point and two built-in double wardrobes.



#### BEDROOM THREE

3.61m x 2.90m (11'10" x 9'6")

Fitted with a modern range of bedroom furniture incorporating a full height double wardrobe, two single wardrobes and dressing table/desk with wall mirror, shelf, light and storage cupboard above. UPVC double glazed window to side, single radiator with thermostat, telephone point, ceiling light point and provision for wall mounted flat screen television.



#### BATHROOM

2.13m x 1.65m (7'0" x 5'5")

Well appointed three piece suite in white with chrome style fittings comprising: panelled bath with mixer tap, Triton electric shower over and folding glazed shower screen; pedestal wash hand basin with mixer tap; and low level WC. Part-tiled walls with a decorative border tile, ceiling light point, fitted wall mirror, ladder style radiator, UPVC double glazed window with obscured glass and tiled floor.



#### OUTSIDE

To the front there is a neatly laid lawned garden with flower borders being enclosed by a brick wall, hedging and wooden fencing. A gated quarry tiled pathway at the side of the house provides access to the rear. External electric and gas meter cupboards. To the right hand side of the house there is a gravelled driveway with two sets of double opening wooden gates providing access to a further block paved parking area and Double Garage. To the rear of the garage there is a useful



storage area with timber built garden shed, a secure metal store and aluminium framed greenhouse. Small kitchen garden with rhubarb, strawberries, blackcurrant bushes and plum tree.

#### REAR GARDEN

To the rear there is an extensive block paved patio area, lawned garden with stocked borders, flagged patio, fish pond with waterfall feature, a small block paved seating area with metal arbour and two climbing roses, children's play swing, vegetable garden and various fruit trees to include apple and pear. Five outside security lights and outside water tap. The rear garden is not directly overlooked and enjoys a southerly aspect. Brick built store (13'3" x 7'4") to the side with power, light and two windows. It is believed that the store was originally a piggery to the original farm house.



#### DOUBLE GARAGE

5.49m x 5.33m (18' x 17'6")

Concrete sectional double Garage with an up and over garage door, two windows and side personal door.





REAR ELEVATION



AGENT'S NOTE

- \* Council Tax Band E - Flintshire County Council.
- \* Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.
- \* Services - we understand that all mains gas, electricity, water and drainage are connected.
- \* The wall lights in the Living Room and in the Dining Room were designed and hand made by Ferrous Designs in Two Mills.

DIRECTIONS

From the Agent's Chester Office proceed out of the city over the Grosvenor Bridge to the the Overleigh roundabout and take the fourth exit into Hough Green. Follow the road through Saltney towards Broughton. Continue straight across at the roundabout with the Broughton Retail Park and straight ahead at the set of traffic lights. At the roundabout take the second exit onto the A5104 Main Road. Follow Main Road, past The Marches Medical Practice and Pharmacy, and the Co-operative Food Store. The property will then be found, shortly after the turning for Broughton Hall Road, on the left hand side.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/ David.adams@cavendishrentals.co.uk

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

AWARD WINNING AGENT

PS/CC

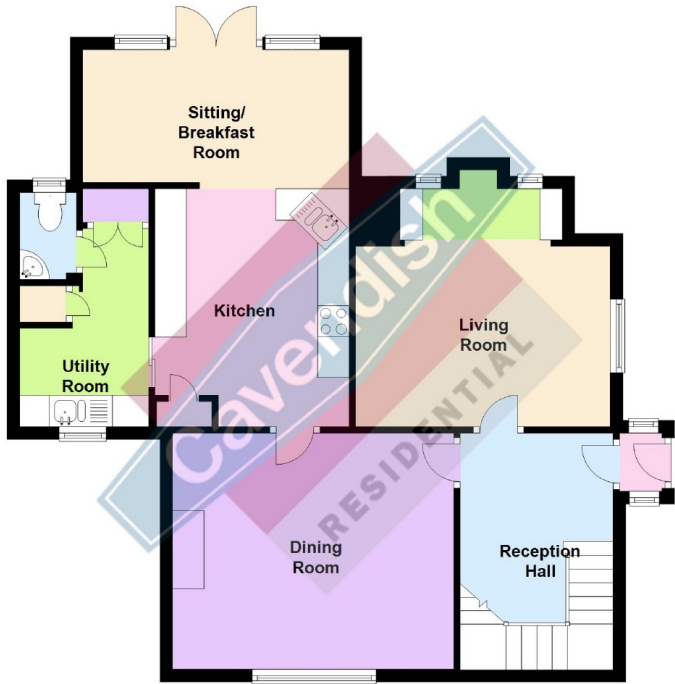


VIEW FROM REAR



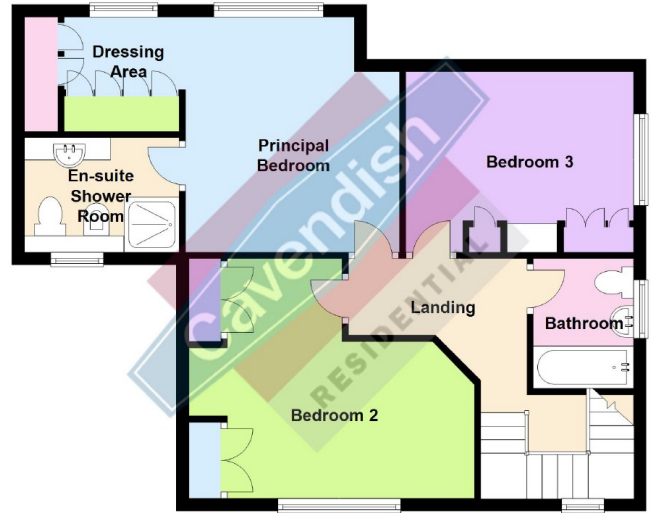
**Ground Floor**

Approx. 71.2 sq. metres (766.6 sq. feet)



**First Floor**

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 131.2 sq. metres (1412.8 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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