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**JH**  
Estate Agent



18 Harbridge Road  
Broughton, Chester, CH4 0FT

Offers In Excess Of £210,000



Are you looking for your next home? Take a look at Harbridge Road, Tastefully presented to the highest of standards by its current owners its all ready to go!

Located on the sought after Bellway Homes estate is this deceptively spacious and modern semi-detached home positioned on a no through road. Ideally positioned close to Broughton Retail Park, the village center, and some of the area's most popular schools, this property is also within easy reach of commuter links, such as the A55 Expressway and M56/53 Motorways.



**LOCATION**  
The Parc Jasmin development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, BHS, Boots, WH Smith, Costa, River Island, Next, Asda Living, Home Sense, cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, Nando's and Chiquito. 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.

**PROPERTY**  
The property comprises entrance hall, down stairs w.c, lounge, modern kitchen/diner, three bedrooms with an en suite to the master and a bathroom. To appreciate what we have on offer a viewing is highly recommended.

**Entrance Hallway**  
Front aspect composite door, radiator, laminate flooring, door to down stairs w.c and lounge.

**Downstairs W/C**  
3'2 x 6'4 (0.97m x 1.93m )  
Front aspect frosted double glazed window, low level w.c, pedestal wash hand basin, low level w.c, radiator, tiled splash backs and tiled flooring.

**Living Room**  
15'8 x 16'11 (4.78m x 5.16m )  
Front aspect double glazed bay window, television point, telephone point, two radiators, door through to the kitchen and open plan stairs leading to the first floor landing with under stairs storage cupboard.

**Kitchen/Dining Room**  
15'8 x 10'10 (4.78m x 3.30m)  
Rear aspect double glazed window, modern kitchen with open plan living leading through to the dining room, range of wall and base units with roll edge work surfaces, one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, space for upright fridge freezer, space and plumbing for washing machine, part tiled walls, tiled flooring throughout, breakfast bar leads through into dining area with space for table and chairs, radiator and rear aspect French patio doors leading out onto a private rear garden.

**First Floor**  
Brand new carpets have been fitted up the stairs and hallway.

**Master Bedroom**  
12'6 x 9'10 (3.81m x 3.00m)  
Front aspect double glazed window, radiator, built in storage cupboard, television point and door leading to the en-suite.

**Master En-Suite**  
6'0 x 5'4 (1.83m x 1.63m )  
Front aspect frosted double glazed window, walk in shower cubical with folding glazed door, pedestal wash hand basin, low level w.c, radiator, tiled walls and laminate flooring.

**Bedroom Two**  
8'11 x 8'9 (2.72m x 2.67m )  
Large double bedroom with ceiling light point and wall sockets, wall mounted radiator, overlooking the rear landscaped garden.

**Bedroom Three**  
6'9 x 8'9 (2.06m x 2.67m )  
Another large bedroom with wall mounted radiator, sockets and double glazed window over looking the rear garden.

**Rear Garden**  
Beautifully presented and recently landscaped to accommodated the Al fresco living with the large patio and extended BBQ area, mature borders with laid lawn for easy maintenance, rear access from the garden to the driveway.

**Driveway**  
To the front is an open plan driveway for off road parking for several vehicles and a paved pathway to the front aspect composite door.

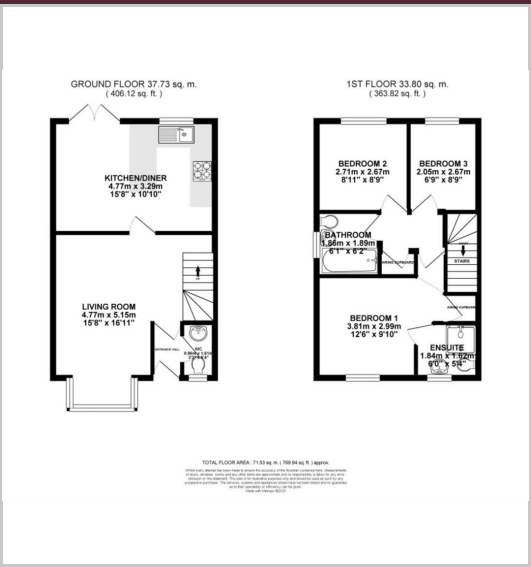
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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Proof of funding will also be required and those who are purchasing cash will be asked to provide proof of cash, either in the form of a Bank Statement or Solicitors letter stating that they are in funds for at least the purchasing amount.

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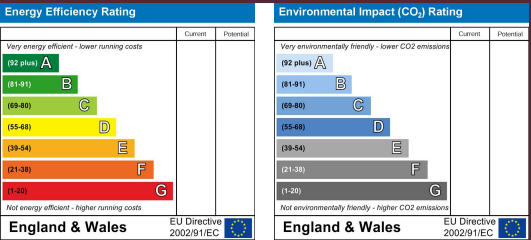
Area Map



Floor Plans



Energy Efficiency Graph



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