



Main Road, Chester CH4 0NT

By Auction £130,000

TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED. UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2.4% minimum fee £2500 including VAT. £130,000 IS THE GUIDE PRICE FOR THIS PROPERTY. PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK, OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

Link to auction property on the website <https://lot9.eigonlineauctions.com/lot/details/159880>

WWW.LOT9.CO.UK - Auction Dates-Online Auction. VIEWINGS BY APPOINTMENT

Two bedroom, two reception detached bungalow. The property benefits from having a detached garage and tarmac drive plus gardens to the front and rear. The property is located in the village of Broughton which has numerous local amenities close to hand and is only approximately 7 miles from Chester city centre and down the road from Airbus. The property briefly comprises: Hallway, large lounge, dining/sun room, two double bedrooms a modern kitchen and a shower room.

- A superb 2 bedroom detached bungalow
- Parking
- Detached single garage
- Close to Transport Links
- 2 Reception rooms
- Popular village location
- Private garden
- Good Local Schools nearby



Hallway

With carpeted flooring, doors off into all rooms.

Lounge

5.14m x 3.47m (16'10" x 11'4")

A spacious room with a double glazed window to the front, central fireplace with marble effect hearth and surround, carpeted flooring.

Dining/Sun room

3.84m x 2.44m (12'7" x 8'0")

Part dining, part sun room with some of the room having a glass roof and double glazed windows with french doors off to the rear garden, carpeted flooring.

Kitchen

2.98m x 2.93m (9'9" x 9'7")

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, part tiled walls, cooker, plumbing for a washing machine, part tiled walls, double glazed window.

Bedroom 1

4.13m x 2.87m (13'6" x 9'4")

A spacious, well presented room with a double glazed window to the front, carpeted flooring.

Bedroom 2

3.01m x 2.95m (9'10" x 9'8")

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom

1.99m x 1.90m (6'6" x 6'2")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, double glazed window.

Rear Garden

To the rear is an easily maintainable, predominantly paved garden.

Front Garden

To the front is a stoned garden with a tarmac driveway to the side providing off road parking and leading to a single garage.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

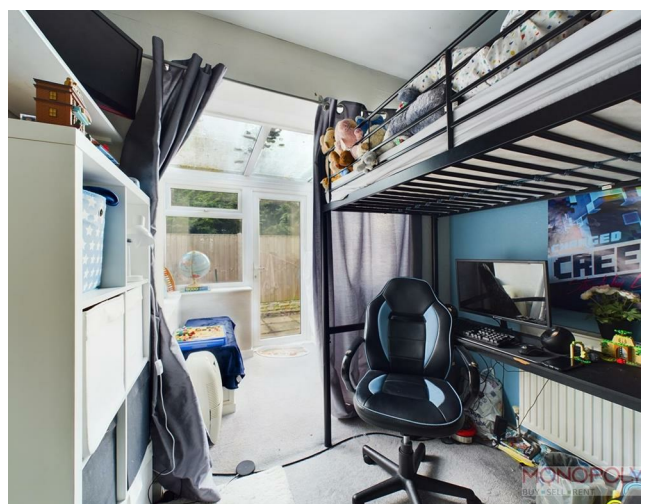
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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