



17

Chester | CH4 0RT

£220,000

MONOPOLY
BUY • SELL • RENT



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"VIEWING HIGHLY RECOMMENDED"

Don't miss the opportunity to make this lovely home your own.

Located on the charming Hope Road in Broughton, Chester, this beautifully presented Three-bedroom semi-detached house offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge, just off the hallway and perfect for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the adjoining dining area allows for enjoyable family meals.

The property boasts three generously sized bedrooms, providing ample space for family living or accommodating guests. The bathroom is thoughtfully designed, ensuring a pleasant experience for all residents.

One of the standout features of this home is the good-sized garden to the rear, which presents an ideal setting for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property offers an impressive amount of off-road parking, accommodating up to five vehicles, a rare find in many homes.

Situated in a great location, this semi-detached house is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- LARGE GARDEN TO THE REAR
- OFF ROAD PARKING FOR FIVE VEHICLES
- TWO RECEPTION ROOMS
- UTILITY ROOM
- GREAT LOCATION



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted front door, with matching side window and which leads into the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, laminate flooring.

LOUNGE

13'5" x 11'7" (4.09m x 3.54m)

With UPVC Double glazed window to the front, Adam style fire surround with marble effect backdrop and hearth with living flame gas fire inset, shelving to side of the chimney breast.

DINING ROOM

11'5" x 9'1" (3.49m x 2.78m)

UPVC Double glazed French style doors to the rear garden, laminate flooring, Feature fireplace with pebble effect electric fire inset, shelving and cupboards to either side of fireplace.

KITCHEN

9'2" x 7'10" (2.80m x 2.39m)

Comprising a range of Hi Gloss wall and base cupboards, with complementary worktop surfaces, incorporating Circular bowl stainless steel sink unit with mixer tap, space for cooker, understairs alcove/pantry, laminate flooring, UPVC Double glazed window to the rear, splashback tiling, door off to the dining room, UPVC Double glazed and frosted door to the rear hallway.

REAR HALLWAY

With wall and base cupboards, with complementary worktops surface, laminate wood effect flooring, UPVC Double glazed door to the side, doorway to the utility room

UTILITY ROOM

With space for fridge/ freezer, window to the rear, laminate flooring, plumbing for washing machine.

FIRST FLOOR LANDING

With UPVC Double glazed window to the side, access to the loft space, radiator, doors off to bedrooms and bathroom.

BEDROOM ONE

11'9" x 10'0" (3.59m x 3.07m)

With UPVC Double glazed window to the front, built in wardrobes, carpeted flooring.

BEDROOM TWO

With UPVC Double glazed window to the rear, built in wardrobes, carpeted flooring, cupboard housing gas central heating boiler.

BEDROOM THREE

8'9" x 7'11" (2.69m x 2.43m)

With UPVC Double glazed window to the front, built in cupboard, laminate flooring.

FAMILY BATHROOM

Comprising of panel enclosed bath with shower over, wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the rear,

SEPARATE W.C.

With dual flush low level w.c., UPVC Double glazed and frosted window to the rear

OUTSIDE TO THE FRONT

The property is approached via a large tarmac driveway, which offers off road parking for four to five vehicles. There is a lawned garden with mature hedge to front boundary. To the right hand side there is gated access to the side leading to the rear garden. To the side there is a hardstanding area with garden shed and in turn leads to paved patio/sitting area,

OUTSIDE TO THE REAR

Accessed via the side garden, there is a large paved patio area leading to manicured garden with borders housing mature trees, bushes and plants. There is an ornate pathway laid with slate chippings and circular lawned areas and panel enclosed fencing to the boundaries.

IMPORTANT INFORMATION

*Key facts interactive report link 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.

MORTGAGES

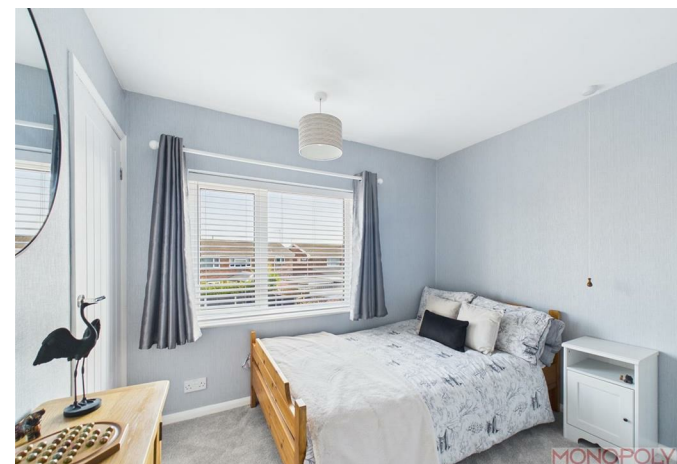
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





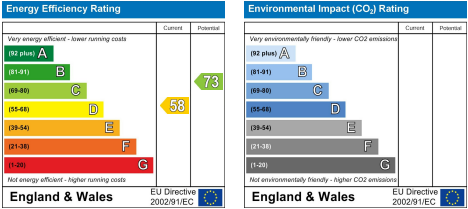


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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