



Lansdown Road
Broughton, Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£200,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

1 Lansdown Road

Broughton, Chester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY TO THE REAR
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH SEPERATE UTILITY ROOM
- CLOSE TO BROUGHTON RETAIL PARK
- EXCELLENT ACCESS TO A55, CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- PERFECT FAMILY HOME CLOSE TO EXCELLENT SCHOOLS
- MODERN 4-PIECE FAMILY BATHROOM AND DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- BRIEF WALK TO LOCAL SHOPS INCLUDING A CO-OP, HAIRDRESSERS AND NEWS AGENTS, PLUS LOCAL PUB/RESTAURANT


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Entrance Hallway

Accessed via a composite door with wood laminate floor, wall mounted radiator, doors to lounge, lounge/diner and opening to the kitchen, stairs to the first floor

Lounge

13' 5" x 10' 0" (4.09m x 3.05m)

PVC double glazed window to the rear, wall mounted radiator

Lounge/Diner

13' 5" x 13' 5" (4.09m x 4.09m)

PVC double glazed french doors opening to the rear garden, decorative fire surround with space for a fire, wood laminate floor, wall mounted radiator

Kitchen

10' 6" x 6' 0" (3.20m x 1.83m)

A range of modern wall, drawer and base units worktop with composite sink unit with mixer tap, tiled splashbacks, built in wall cupboard housing a fridge, space for an oven, wood laminate floor, PVC double glazed window to the front, PVC door opening to the side. An additional understairs storage area has been wonderfully utilized with additional cupboard area and space for a microwave/air fryer

Enclosed Porch

11' 7" x 6' 0" (3.53m x 1.83m)

Paved floor, composite doors to front and rear, timber doors to utility room and WC, power points and lights

Utility

9' 0" x 6' 0" (2.74m x 1.83m)

PVC obscure double glazed window to the front, plumbing for a washing machine, space for a tumble dryer, space for a fridge and freezer, tiled floor



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WC

6' 0" x 3' 5" (1.83m x 1.04m)

Exposed brick walls, obscure window to the rear, close coupled WC

First Floor Landing

PVC double glazed window to the front, doors to bedrooms, bathroom, and storage cupboard, access to the roof space

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

PVC double glazed window to the rear, two built in wardrobes, wall mounted radiator

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

PVC double glazed window to the rear, two built in wardrobes, wall mounted radiator

Bedroom Three

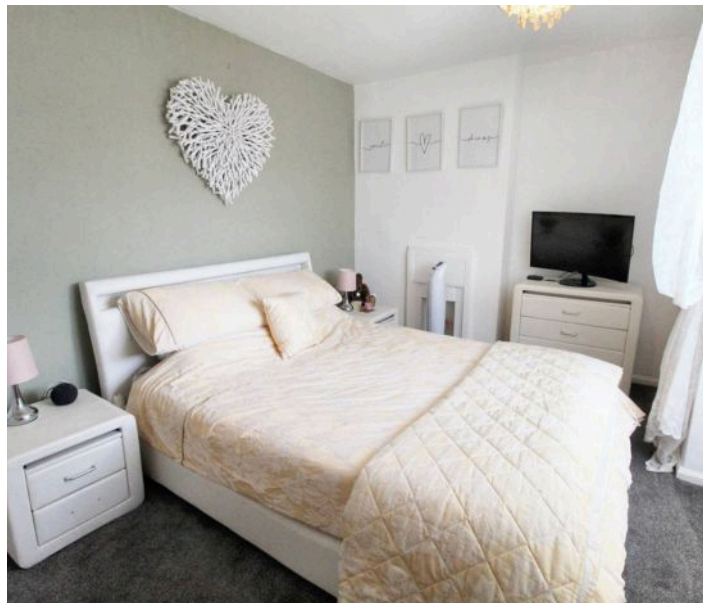
9' 0" x 8' 7" (2.74m x 2.62m)

PVC double glazed window to the front, wall mounted radiator

Bathroom

8' 4" x 7' 5" (2.54m x 2.26m)

A modern and spacious 4 piece bathroom comprising a shower cubical, corner bath, vanity wash hand basin and close coupled WC, part tiled walls, obscure PVC double glazed window to the rear





FRONT GARDEN

Laid to lawn with established hedge surround and mature flower beds, paved pathway leading to the front door and door to the side porch

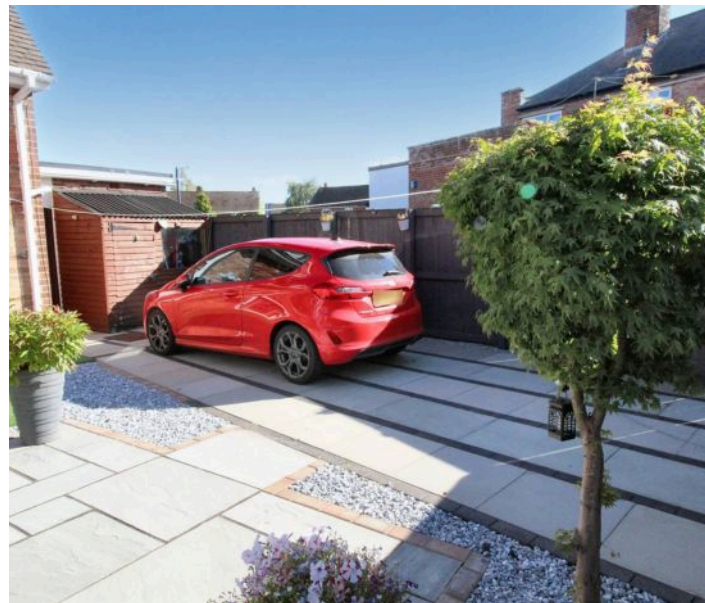
REAR GARDEN

A beautiful low maintenance garden laid to artificial lawn with paved patio areas and decorative pebbled surround, enclosed with a timber fence with timber storage shed, mature trees and shrubs

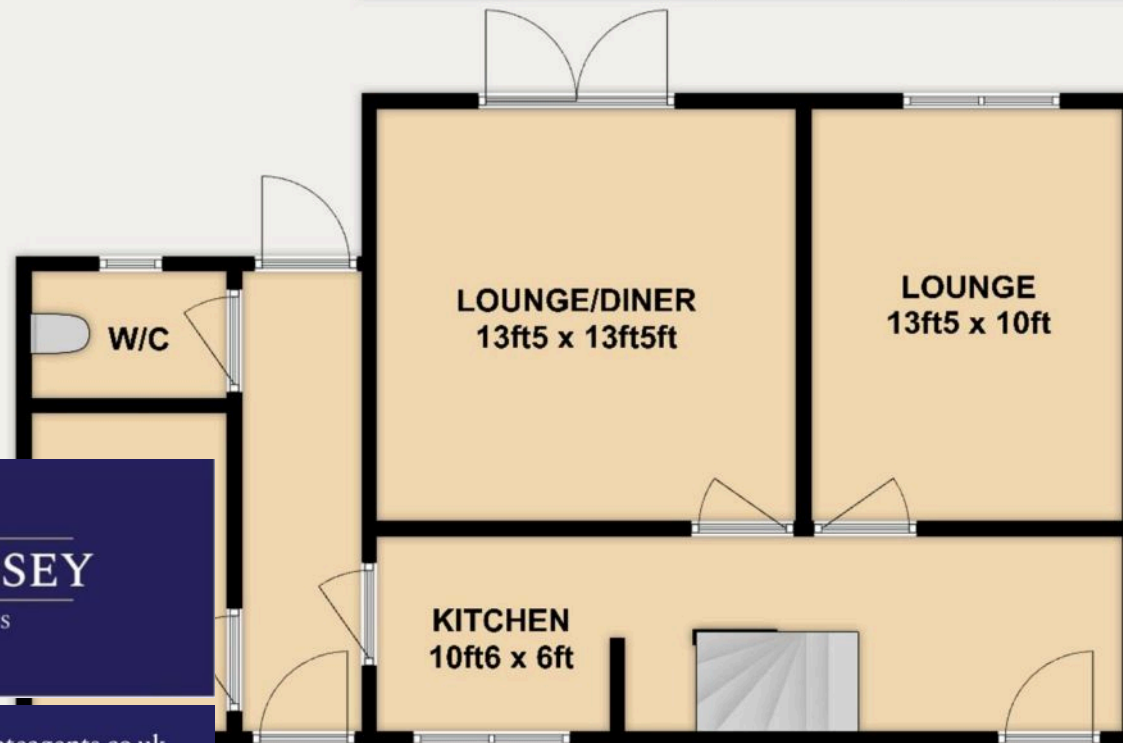
SECURE GATED

2 Parking Spaces

Secure parking to the rear accessed via a timber gate








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