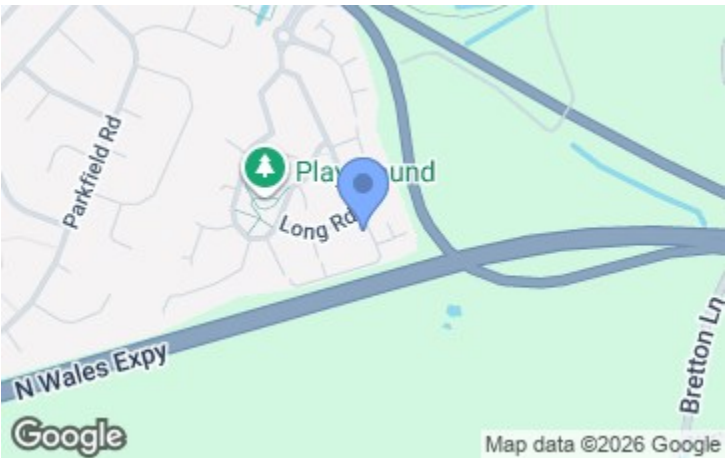




1 Long Road, Broughton, Chester, CH4 0FQ



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		95	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			(1-20) G
			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			


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

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.




Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



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£235,000

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*** DELIGHTFUL GARDEN * POPULAR DEVELOPMENT * NO ONWARD CHAIN.** An attractive three bedroom end townhouse forming part of a popular development conveniently situated close to the village of Broughton and the Broughton Retail Park. The accommodation briefly comprises: canopy porch, entrance hall, living room with window overlooking the front, dining kitchen with integrated cooking appliances and French doors to the rear garden, useful utility and downstairs WC, landing with built-in over stairs storage cupboard, three bedrooms and bathroom with shower bath. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a small lawned garden at the front with shrubbery, a flagged pathway and tarmac driveway which extends to the side. To the rear there is a delightful lawned garden with two flagged patio areas, decorative stone, shrubbery and small trees. The garden is fully enclosed by wooden fencing and enjoys a westerly aspect. There is no onward chain involved in the sale of this property.

LOCATION

The development is located a short walk from the successful Broughton Shopping Park which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living and cinema complex with restaurants to include Pizza Express, Franky and Bennys, Prezzo, and Nando's. 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. The Hawarden Golf Club is nearby and sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away. (Distances & times sourced from RAC route planner).

THE ACCOMMODATION COMPRISES:

PORCH

Canopy style porch with contemporary outside light, and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

Ceiling light point, mains connected smoke alarm, single radiator with thermostat, telephone point, electrical consumer unit, and staircase to the first floor. Door to the living room.

LIVING ROOM

4.11m x 3.66m (13'6" x 12')



UPVC double glazed window overlooking the front with fitted blind, ceiling light point, TV aerial point, telephone point, two single radiators, thermostatic heating controls for the ground floor, and built-in understairs storage cupboard with double power point. Door to dining kitchen.



DINING KITCHEN

3.68m x 2.95m (12'1" x 9'8")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Hotpoint electric hob with stainless steel splashback, Hotpoint extractor above, and built-in Hotpoint electric fan assisted oven and grill. Plumbing and space for dishwasher, space for tall fridge/freezer, wall tiling to work surface areas, recessed LED ceiling spotlights, single radiator with thermostat, vinyl wood effect flooring, and UPVC double glazed double opening French doors to the rear garden with full height double glazed windows to each side. Opening to utility.



UTILITY

1.52m x 0.97m (5' x 3'2")



Fitted worktop, base cupboard and wall cupboard, plumbing and space for washing machine, vinyl wood effect flooring, ceiling light point, extractor, and wall mounted Potterton Promax Ultra combination condensing gas fired central heating boiler. Door to downstairs WC.

DOWNSTAIRS WC

1.52m x 0.97m (5' x 3'2")



White suite with chrome style fittings comprising low level: dual-flush WC; and wall mounted wash hand basin with tiled splashback. Ceiling light point, extractor, single radiator with thermostat, and vinyl wood effect flooring.

FIRST FLOOR LANDING



Spindled balustrade with wooden handrail, mains connected smoke alarm, ceiling light point, and access to loft space, useful built-in over stairs storage cupboard. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.17m max x 2.54m (13'8" max x 8'4")



UPVC double glazed window overlooking the rear, single radiator, telephone point, ceiling light point, and digital thermostatic heating controls for the first floor.

BEDROOM TWO

2.92m plus recess x 2.54m (9'7" plus recess x 8'4")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator with thermostat.

BEDROOM THREE

2.29m x 2.11m (7'6" x 6'11")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

BATHROOM

2.11m x 1.70m (6'11" x 5'7")



Modern white suite with chrome style fittings comprising: panelled bath with thermostatic mixer tap, shower attachment and glazed shower screen; low level dual-flush WC; and pedestal wash hand basin with tiled splashback. Ceiling light point, extractor, single radiator with thermostat, electric shaver point, vinyl flooring, wall tiling to bath and shower area, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a small lawned garden with shrubbery and flagged pathway to the porch. A tarmac driveway at the side extends to the side, a wooden gate provides access to the rear garden, external electric meter cupboard, gas meter cupboard.

OUTSIDE REAR



To the rear there is a neatly laid lawned garden with two flagged patio areas, mature shrubs and small trees being enclosed by wooden panel fencing. Outside water tap, outside light. The garden enjoys a westerly aspect.



DIRECTIONS

rom Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the large roundabout take the first exit (36a) signposted Broughton A5104 and at the roundabout near to the Broughton Retail Park take the first exit into the development. At the roundabout proceed straight across and take the next turning left into Messham Close. Follow Messham Close and at the top of the road continue straight

ahead into Long Road. The property will then be found after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Flintshire County Council - Tax Band C.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity water and drainage are connected.
- * The property is on a water meter.
- * We are advised that there is a service charge for the development which was approximately £165 in 2025.
- * The electrics were last inspected on 23/9/22 with recommended date of next inspection August 2027.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW