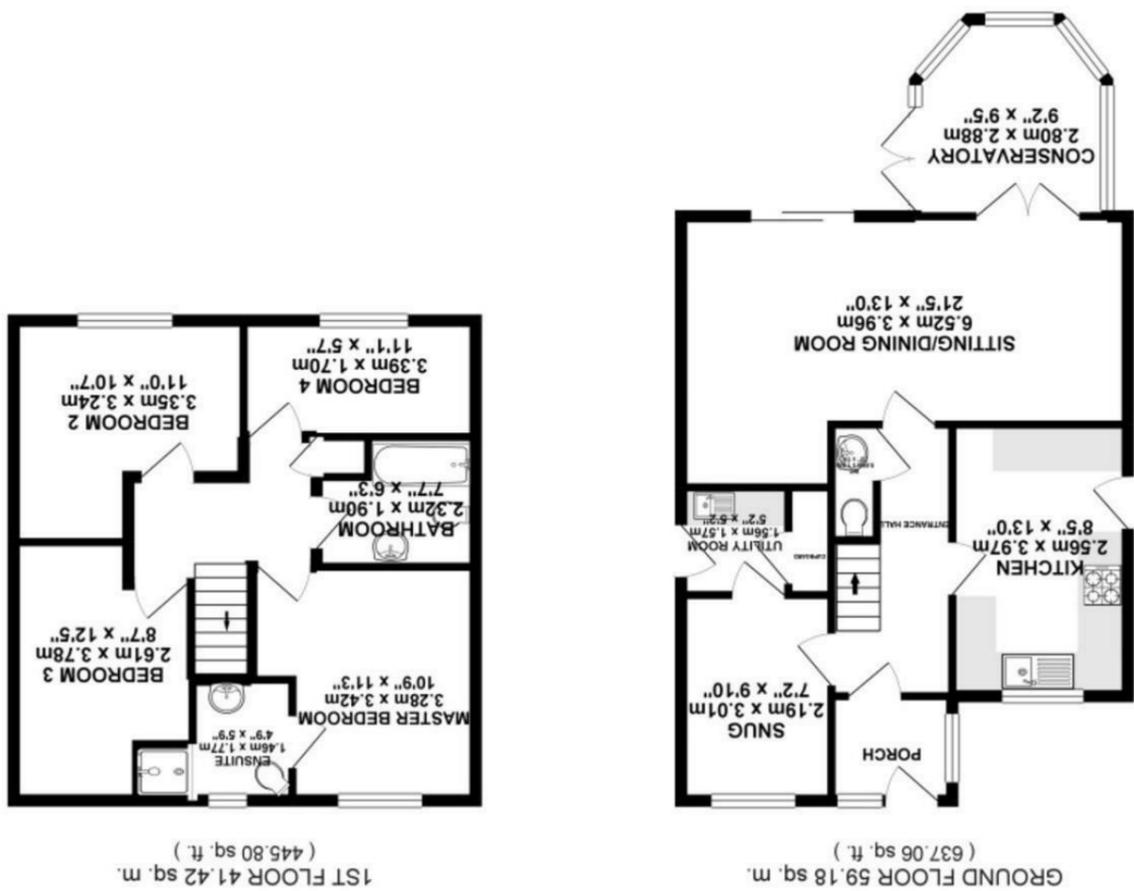


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-80)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under no circumstances shall the agent be liable for any loss or damage, howsoever caused, arising from the use of the information provided in this document. The agent's liability is limited to the amount of the fee paid for the service. The agent's liability is limited to the amount of the fee paid for the service. The agent's liability is limited to the amount of the fee paid for the service.



GROUND FLOOR 59.18 sq. m. (637.06 sq. ft.)
 1ST FLOOR 41.42 sq. m. (445.80 sq. ft.)



CHERRY DALE ROAD, BROUGHTON
£250,000

SOUGHT AFTER LOCATION - DETACHED FAMILY HOME - A stunning detached four bedroom family home located on a quiet cul-de-sac off Cherry Dale Road on the sought after Kinnerton Park development in Broughton. In brief the property comprises of; Porch, entrance hallway, cloakroom/wc, kitchen, spacious lounge/dining room opening into the conservatory, snug room and a utility room completes the ground floor. To the first floor are four good sized bedrooms with an en-suite to the master and a modern family bathroom finished to a high specification. Outside there is off road parking to the front and to the rear there is a generous sized garden with two patio areas, landscaped lawn and also having the benefits of not being overlooked and a sunny aspect. The property is situated within walking distance of local amenities, some of the area's most popular schools and easy distance of Airbus and the Broughton Retail Park, this property is also ideally situated for easy access to commuter routes, such as the A55 Expressway, allowing swift passage further into North Wales, towards Chester City and to the local business parks.

Porch

Entrance Hallway

Snug

7'2 x 9'10 (2.18m x 3.00m)

Utility Room

5'2 x 5'2 (1.57m x 1.57m)

Kitchen

8'5 x 13'10 (2.57m x 4.22m)

Sitting/Dining Room

21'5 x 13'0 (6.53m x 3.96m)

Conservatory

9'2 x 9'5 (2.79m x 2.87m)

FIRST FLOOR



Master Bedroom

10'9 x 11'3 (3.28m x 3.43m)

Master En-suite

4'9 x 5'9 (1.45m x 1.75m)

Bedroom Two

11'0 x 10'7 (3.35m x 3.23m)

Bedroom Three

8'7 x 12'5 (2.62m x 3.78m)

Bedroom Four

11'11 x 5'7 (3.63m x 1.70m)

Family Bathroom

7'7 x 6'3 (2.31m x 1.91m)

Rear Garden

LOCATION

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. There are schooling facilities at Broughton Junior School. Shopping facilities are available locally as well as at the Broughton Retail Park where you can find top High Street retail stores. Chester City Centre has extensive shopping, leisure facilities available including the Northgate Arena and River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. Hawarden Golf Club is nearby with sport and leisure facilities at Deeside Leisure Centre which is approximately 6 miles away.

