



## Main Road

Broughton, Flintshire CH4 0NR

Realistic Offers Considered  
£385,000

**\* FORMER BED & BREAKFAST & GARAGE REPAIR BUSINESS \* HUGE POTENTIAL \* SELLING DUE TO HEALTH & RETIREMENT.** An attractive double bay fronted five bedroom house located along Main Road in the popular village of Broughton. The accommodation, which is flexible in its arrangement, briefly comprises: entrance porch, reception hallway, living room with bay window overlooking the front and dining room with sliding patio doors to the rear, family room with bay window, kitchen/breakfast area, pantry, conservatory/utility, downstairs WC, landing, bedroom one with en-suite shower room, bedroom two with en-suite shower room, bedroom three, bedroom four, bedroom five and bathroom. The property benefits from gas fired central heating and has double glazed windows (except for two small windows). (Continued...)

(Continued...) Externally there is an easy to maintain gravelled garden at the front with planted shrub borders. A driveway at the side with wooden five-bar gate provides access to the rear and a mechanic's garage/workshop. To the rear there is an extensive yard, providing parking for many vehicles, and a lawned garden. It is understood that 85 and 87 Main Road were originally two houses which were later combined to create one large house. In recent years the property has been used as a bed and breakfast and the former coach house as a mechanic's garage. Fairview House offers any potential purchaser an adaptable property which could be used in a number of ways. **THE MAIN HOUSE COULD BE CONVERTED INTO TWO HOUSES AND THERE IS POTENTIAL TO CONVERT THE WORKSHOP/GARAGE TO CREATE A FURTHER DEWLLING (SUBJECT TO THE NECESSARY PLANNING AND BUILDING CONSENTS THAT MAY BE REQUIRED).**

#### 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, to include a recently opened Co-operative food store, 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 4 miles away. (Distances & times sourced from RAC route planner).

The detailed accommodation comprises:

#### ENTRANCE PORCH

Double glazed entrance door, cupboard housing the gas meter, tiled floor with mat well and coved ceiling. Stripped part-glazed entrance door with decorative coloured glass leaded side panels and matching window light above to:



#### RECEPTION HALL

3.94m x 2.11m (12'11" x 6'11")

Ceiling light point, smoke alarm, double radiator and spindled staircase to the first floor. Wooden panelled doors to the Kitchen/Breakfast Room, Living Room and Family Room.

#### LIVING ROOM

4.22m plus bay x 4.09m (13'10" plus bay x 13'5")

Double glazed bay window overlooking the front with single radiator, coved ceiling, moulded ceiling rose with light point, dado rail, double radiator with thermostat and feature composite marble fireplace and hearth housing a 'living flame' coal-effect gas fire. Arched opening to Dining Room.



#### DINING ROOM

5.05m maximum x 4.09m (16'7" maximum x 13'5")

Double glazed sliding patio doors to the rear garden, coved ceiling, ceiling light point, double radiator with thermostat, internal obscured glazed window, chimney breast with arched recesses to each side and fitted bar area.



#### KITCHEN AREA

4.11m x 2.69m (13'6" x 8'10")

Fitted with an extensive range of solid wood fronted base and wall level units incorporating drawers, cupboards and corner shelving with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Space for gas cooker with extractor above. Fluorescent strip light, double radiator, tiled floor, wall mounted digital heating and hot water controls, double glazed window to side, internal double glazed window to the Conservatory/Utility,

exposed brick pillar with openings to Breakfast Room and wooden panelled door to Pantry.



#### BREAKFAST AREA

3.18m x 2.13m (10'5" x 7')

Double radiator, built-in under stairs storage cupboard, fluorescent strip light, internal double glazed window and double glazed door to the Conservatory/Utility.



#### PANTRY

4.14m x 1.37m (13'7" x 4'6")

Space for fridge and freezer, part-tiled walls, tiled floor, fluorescent strip light, picture rails, fitted wall shelving and electric meter. Wooden panelled door to the Family Room.

#### FAMILY ROOM

4.24m plus bay x 4.09m (13'11" plus bay x 13'5")

Double glazed bay window overlooking the front, moulded ceiling rose with light point, picture rails, two double radiators with thermostats,

double glazed obscured glass window to side, laminated wood effect strip flooring and composite marble fireplace and hearth housing a 'living flame' coal-effect gas fire.



**CONSERVATORY/UTILITY**  
5.49m x 2.97m (18' x 9'9")

With a pitched polycarbonate roof, three double glazed windows, part glazed door to outside with single glazed windows to each side to outside, five wall light points, double radiator with thermostat, tiled floor, tall cupboard and fitted worktop with plumbing and space for washing machine and tumble dryer beneath. Door to Cloakroom/WC.



**CLOAKROOM/WC**  
1.83m x 1.70m (6' x 5'7")

Low level dual-flush WC and wash hand basin with mixer tap, tiled splash-back and storage cupboard beneath. Tiled floor, wall mounted Vaillant condensing gas fired central heating

boiler, fitted wall shelving and polycarbonate pitched roof.

**FIRST FLOOR LANDING**

With spindled balustrade and exposed floorboards. Door to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Shower Room and door to Inner Landing.

**BEDROOM ONE**

4.29m x 4.09m maximum (14'1" x 13'5" maximum)

Double glazed window to rear, double radiator, ceiling light point, smoke alarm, picture rails, access to loft space and chimney breast with original cast-iron fireplace and built-in storage cupboard to recess. Door to En-Suite Shower Room.



**EN-SUITE SHOWER ROOM**  
1.40m x 1.30m (4'7" x 4'3")

White suite comprising; tiled shower enclosure with Mira electric shower and curved glazed doors; wall mounted corner wash hand basin with tiled splash-back; and low level dual-flush WC with Saniflow. Ceiling light point, extractor, electric shaver point and vinyl floor covering.

**BEDROOM TWO**

4.24m x 4.11m maximum (13'11" x 13'6" maximum)

Double glazed window overlooking the front with views over countryside, ceiling light point, picture rails, chimney breast with original cast-iron fireplace and tiled hearth and exposed wooden floorboards. Door to En-Suite Shower Room.



#### EN-SUITE SHOWER ROOM

1.45m x 1.30m (4'9" x 4'3")

White suite comprising: tiled shower enclosure with Mira electric shower and curved glazed doors, wall mounted corner wash hand basin with tiled splash-back; and low level dual-flush WC with Saniflow. Ceiling light point, extractor, electric shaver point and vinyl floor covering.

#### BEDROOM THREE

3.05m x 2.08m (10' x 6'10")

Double glazed window overlooking the front with views over countryside, single radiator with thermostat, ceiling light point, smoke alarm and picture rails.



#### BEDROOM FOUR

4.14m maximum x 2.57m (13'7" maximum x 8'5")

With two double glazed windows overlooking the rear, double radiator with thermostat, ceiling light point, smoke alarm and picture rails.



#### SHOWER ROOM

2.06m x 1.68m (6'9" x 5'6")

Coloured suite comprising: tiled shower enclosure with Mira shower, glazed shower screen and glazed door; vanity unit with inset wash hand basin and storage cupboard beneath; and low level WC. Double glazed window with obscured glass, single radiator with thermostat, part-tiled walls, wall light with electric shaver point, extractor and ceiling light point.



#### INNER LANDING

With exposed wooden floorboards and ceiling light point. Doors to Bedroom Five and Family Bathroom.

#### BEDROOM FIVE

4.14m x 3.28m (13'7" x 10'9")

Double glazed window overlooking the front with views over countryside, double radiator with thermostat, ceiling light point, picture rails and exposed wooden floorboards.



#### BATHROOM

2.92m x 2.51m overall (9'7" x 8'3" overall)

Coloured suite comprising: panelled bath with Aqualisa shower over and glazed shower screen; low level WC; and fitted worktop with inset wash basin, mixer tap, tiled splash-back and cupboard beneath. Fitted tall cupboard with shelving, wall light with electric shaver point, part-tiled walls, single radiator with thermostat, wooden panelled ceiling with ceiling light point and built-in airing cupboard housing the hot water cylinder with storage cupboard above.



#### OUTSIDE

The property occupies a generous plot along Main Road in Broughton. To the front there is an easy to maintain gravelled garden with well stocked shrub borders and a gated flagged pathway to the entrance door. A driveway at the side with five-bar wooden gate provides access to a former Coach House which is currently utilised as a Mechanics Garage/Workshop. To

the rear there is an extensive yard area utilised as parking and turning to service the garage. There is also a lawned garden with well stocked borders, mature shrubs and trees being enclosed by brick walling and wooden fencing. External lighting side and rear. Outside water tap.

#### VIEWS TO FRONT



#### FORMER COACH HOUSE

A brick-built building incorporating a Garage/Workshop, an additional Garage, Store and Loft Room above approached via an external metal staircase.

#### GARAGE/WORKSHOP

9.75m x 5.38m (32' x 17'8")

With a galvanised electric shutter door, inspection pit, fluorescent strip lighting, two UPVC double glazed windows, power and personal door to outside. Door to additional Garage.



DRIVEWAY



#### ADDITIONAL GARAGE

5.38m x 4.34m (17'8" x 14'3")

Sliding steel door, fluorescent strip lighting and power.

#### STORE

3.18m x 2.84m (10'5" x 9'4")

With fluorescent strip light.

#### LOFT AREA

9.73m maximum x 5.36m (31'11" maximum x 17'7")

Approached via a metal external staircase and divided into two sections with exposed purlins, fluorescent strip lighting, double power point, a double glazed window and wooden floor boarding.

#### AGENT'S NOTE

- \* Please note all dimensions and floor plans are approximate and should be used for guidance only.
- \* Council Tax Band E - Flintshire County Council.
- \* The property has gas fired central heating (The gas central heating boiler is currently maintained annually by British Gas).
- \* The roof was renewed in 2011.
- \* Damp proof course work was carried out in 2012.
- \* The property is on a water meter.
- \* Services - mains gas, electricity, water and drainage are connected.
- \* Tenure - understood to be freehold. Purchasers should verify this through their solicitor.

#### DIRECTIONS

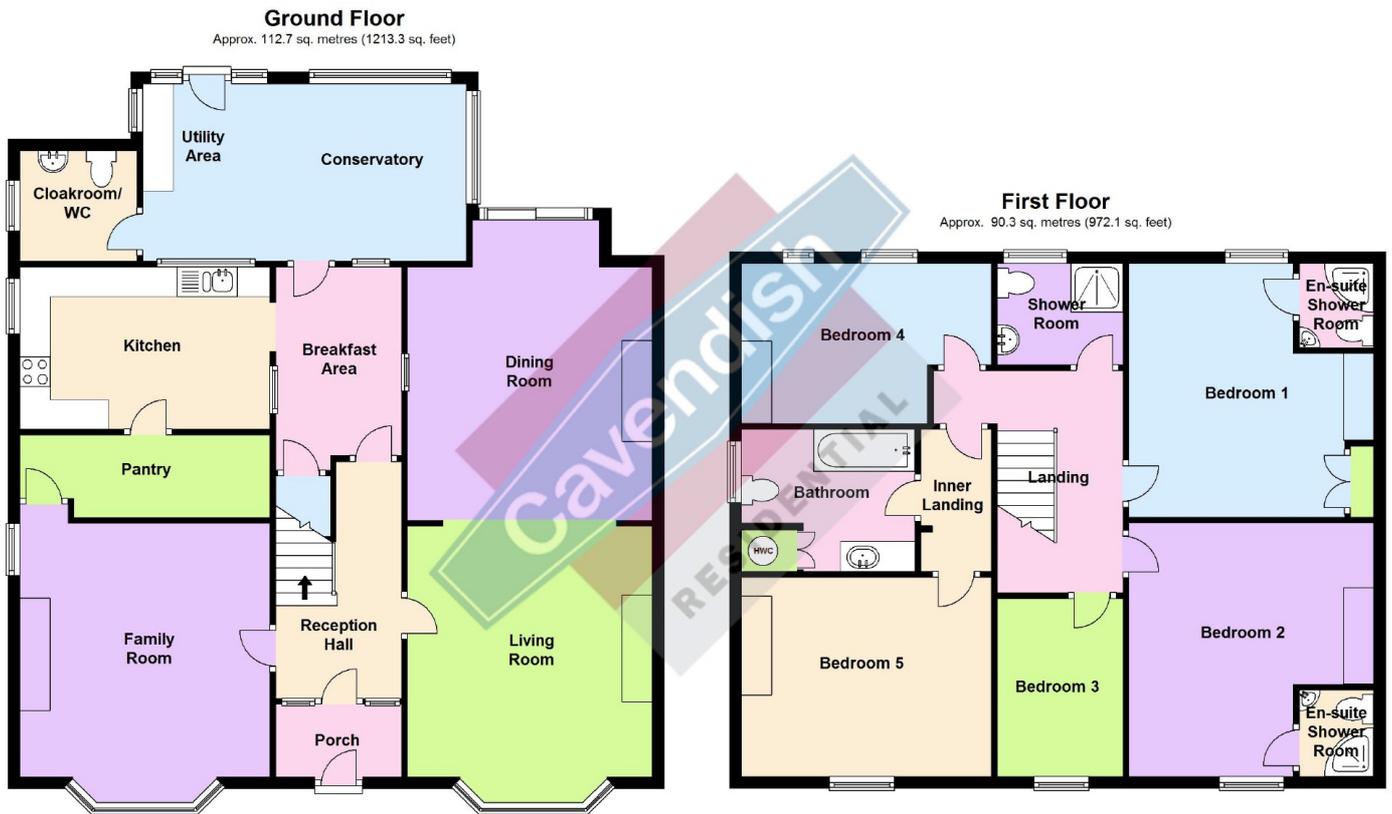
From the Agent's Chester Office proceed out of the city over the Grosvenor Bridge to the the Overleigh roundabout and take the fourth exit into Hough Green. Follow the road through Saltney towards Broughton. Continue straight across at the roundabout with the Broughton Retail Park and straight ahead at the set of traffic lights. At the roundabout take the second exit onto the A5104 Main Road. Follow Main Road and the property will be found after some distance on the left hand side immediately after The Marches Medical Practice and Pharmacy.

#### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk



Total area: approx. 203.0 sq. metres (2185.4 sq. feet)

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

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