



Bronte Walk

Backford, Chester CH1 6QJ

£479,950

A BEAUTIFUL FIVE BEDROOMED, THREE BATH/SHOWER ROOM DOUBLE FRONTED DETACHED HOUSE, LOCATED ON THE FANTASTIC DEVELOPMENT OF BACKFORD PARK. Built in 2016 by Jones Homes this executive family home is a must see property being set on the prestigious "Backford Park", overlooking a green to the front which has a backdrop of the renovated centre piece Backford Hall. Enjoying a sunny South Easterly rear aspect this property has accommodation over three floors offering fantastic living space for a family. In brief the accommodation comprises; Reception Hall, cloaks/wc, living room, open plan kitchen/dining room and utility room. To the first floor there are three bedrooms with the master bedroom having an en-suite shower room along with an additional family bath/shower room. To the second floor two further bedrooms and shower room. Outside the property further benefits from gardens to the front and rear with a 2 car wide drive leading to a detached double garage. NO ONWARD CHAIN.

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RECEPTION HALL

Double glazed window to side, radiator, built-in storage cupboard. Staircase to first floor.



CLOAKROOM/WC

Double glazed window, radiator, wash basin, push button flush wc.

THROUGH LIVING ROOM

20'11 X 10'2 (6.38M X 3.10M)

Double glazed double opening French doors to rear leading to rear garden. Two radiators. TV point.



OPEN PLAN KITCHEN/DINING ROOM

20'11 X 10'10 MAX (6.38M X 3.30M MAX)

DINING AREA

Double glazed window to front, two radiators.



KITCHEN AREA

Having a most attractive range of 'Mink' coloured wall and base units with complementary 'Granite' worktops with inset sink unit, four ring gas hob with suspended cooker hood above, built-in electric fan oven and matching microwave. Integrated fridge, freezer and dishwasher all with matching fascias, double glazed window to rear, door into utility room.



UTILITY ROOM

7'6 X 6'7 MAX (2.29M X 2.01M MAX)

Having a range of matching base units and worktop with inset sink unit, housing and plumbing for washing machine and space for other appliance. Wall mounted 'Glow Worm' gas central heating boiler (within matching cupboard), radiator, built-in walk-in storage cupboard. Double glazed external door leading to rear garden.



From the hall the staircase with spindled banister rises to:

LANDING

Double glazed window to front, radiator, built-in cupboard, staircase to second floor.

MASTER BEDROOM ONE

15'1 X 10'10 (4.60M X 3.30M)

Double glazed window to front, radiator. Door to en-suite.



SUPERB EN-SUITE SHOWER ROOM

7'0 X 5'6 MAX (2.13M X 1.68M MAX)

Having fully tiled walls and floor, walk-in shower area with glazed screen and dual headed shower unit. Wash basin, push button flush wc. Double glazed window to rear, chrome ladder radiator.



BEDROOM TWO

Please see second floor.

BEDROOM THREE

10'8 X 10'4 (MAX INCLUDE DEPTH OF W'ROBES) (3.25M X 3.15M (MAX INCLUDE DEPTH OF W'ROBES))

Double glazed window to rear, radiator, range of fitted wall-to-wall wardrobes.

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BEDROOM FOUR

10'4 X 10'4 (3.15M X 3.15M)

Double glazed window to front, radiator.



BEDROOM FIVE

Please see second floor.

FEATURE BATH/SHOWER ROOM

10'0 X 5'6 MAX (3.05M X 1.68M MAX)

Having full tiled walls and floor, white suite comprising; bath, wide walk-in shower area with glazed screen and dual headed shower unit, wash basin, push button flush wc. Chrome ladder radiator. Double glazed window to rear.



From the first floor landing a further staircase with spindled banister rises to:

SECOND FLOOR LANDING

Built-in storage cupboards. Radiator.

BEDROOM TWO

13'10 X 10'3 MAX (4.22M X 3.12M MAX)

(Measurement excludes recessed bay). Double glazed windows to front and side, two radiators. Range of fitted wardrobes.



BEDROOM FIVE

11'3 X 4'11 (3.43M X 1.50M)

(4'11" measurement extends to 8'10" into bay) .Double glazed window to front, radiator.



SHOWER ROOM/WC

6'5 X 4'10 MAX (1.96M X 1.47M MAX)

Having fully tiled walls and floor, glazed shower cubicle with dual headed shower unit, wash basin, push button flush wc. Chrome ladder radiator.



OUTSIDE

To the front of the property is an open plan lawned front garden. To the side is a two car wide driveway giving access to garage.

DETACHED DOUBLE GARAGE

17'9 X 17'9 MAX (5.41M X 5.41M MAX)

Having electric remote controlled up and over door, power & light, personal door leading to rear garden. Timber gate situated between the house and garage gives access to the rear garden.

REAR GARDEN

Mainly laid to lawn with paved patio area.



TENURE

The Agents understand the property is leasehold having a 999 year lease which commenced 25th December 2015 and which the Agents understand is subject to an annual ground rent of £480.00 together with an additional annual maintenance charge. Prospective purchasers are advised to satisfy themselves via their legal advisors with regards to the content of the lease and any associated, related charges.

BRITISH PROPERTY AWARDS

Cavendish Manley Awarded Gold Award for Little Sutton & Ellesmere Port 2 years running, 2016 & 2017.



VIEWING

Through Agents: 0151 357 4040 / 0151 339 9090

SCHOOLS AND AMENITIES

Please go to: <http://maps.cheshire.gov.uk/findmynearest/main.aspx>

FLOOR PLANS

Floor plans for identification only. Not to scale. Measurements are approx

COUNCIL TAX

To be confirmed.

OFFICE HOURS

Monday to Friday 9.00am to 5.30pm

Saturday 9.00am to 3.30pm

Sunday 12.00pm to 4.00pm

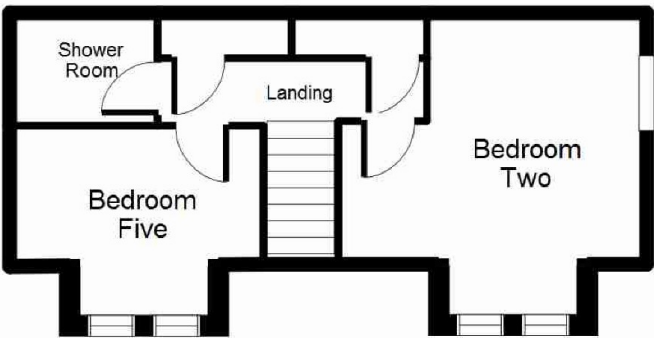
06/11/17

DIRECTIONS

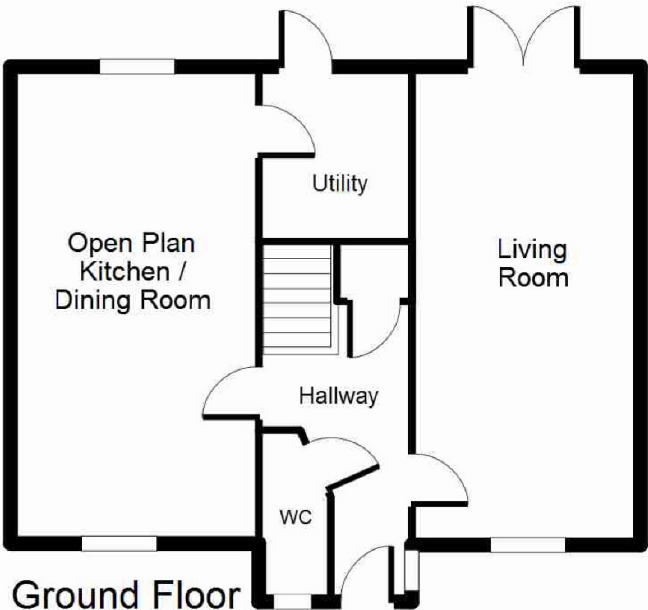
Travelling along the main Chester Road (A41) in the direction of Chester, proceed until you reach the roundabout junction with the A5117, continue straight across into Liverpool Road (A41). Continue along Liverpool Road to the traffic lights (junction with Whitby Lane on the left). Continue straight on and take the first left into Church Lane following the road around to the left into Gordon Lane and Bronte Walk will be observed shortly on the left hand side in the new development by Jones Homes.

SAT NAV DIRECTIONS

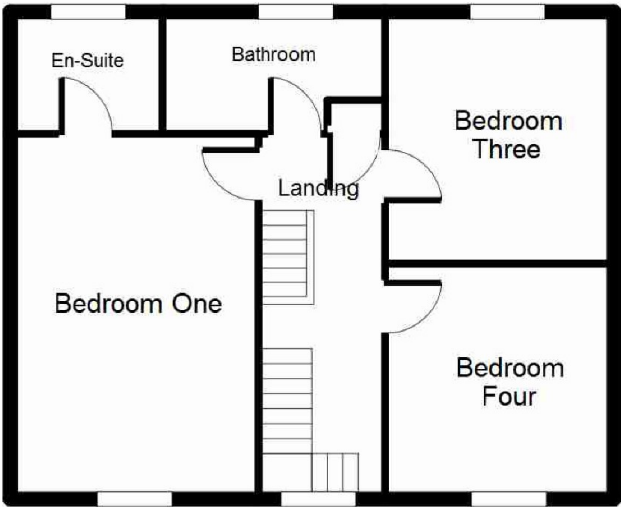
If you are using SAT NAV to find the property please use the postcode CH2 4DG (which will take you into Gordon Lane).



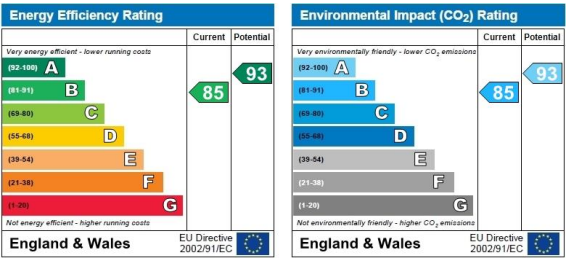
Second Floor



Ground Floor



First Floor



N.B. Photos may have been taken using wide angled lenses, items shown in photos may not be included in the sale. Floor plans are included for identification purposes only and are not to scale.

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 set out 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 of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Manley has the authority to make or give any representation or warranty in respect of the property.