



34 Lancaster Park, Broughton

£155,000 Freehold

2 BEDROOM MODERN MEWS HOME • CUL-DE-SAC LOCATION • WELL PRESENTED • GARENS FRONT AND REAR • UPVC DOUBLE GLAZED
• GAS CENTRAL HEATING • IDEAL FOR A FIRST TIME BUYER • NO ONWARD CHAIN

Modern two bedroom mews in quiet cul-de-sac with open plan living, fitted kitchen, front and rear gardens, UPVC double glazing, gas central heating, near amenities and schools.

NO ONWARD CHAIN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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LOCATION

The property is set in the heart of popular Broughton. Access to the A55 is simple to allow journeys to North Wales and North West. Both Chester and Wrexham are a short drive away. Broughton itself has a very large retail park and is home to Airbus. There are many other more local amenities such as pubs and shops. Also schools for all ages.

HALL

6' 2" x 3' 4" (1.87m x 1.02m)

Accessed via a UPVC front door and with wood effect laminate floor and built in store cupboard.

LIVING/DINING ROOM

16' 2" x 10' 7" (4.93m x 3.23m)

With UPVC double glazed box window to the front and UPVC double glazed window to the rear. Radiator and wood effect laminate floor. Electric fire and small understairs cupboard.

KITCHEN

9' 6" x 5' 5" (2.90m x 1.66m)

With a range of fitted floor and wall units. Stainless steel sink unit. Ceramic hob with oven below. Space for a washing machine and dishwasher. Wood effect laminate floor and partly tiled walls. Ideal combi boiler. Door to the rear.

LANDING

5' 10" x 2' 8" (1.79m x 0.82m)

With UPVC double glazed window.

BEDROOM 1

13' 0" x 7' 6" (3.96m x 2.28m)

With built in cupboard, radiator and UPVC double glazed window.

BEDROOM 2

10' 0" x 8' 6" (3.05m x 2.58m)

With fitted wardrobes, radiator and UPVC double glazed window.

BATHROOM

5' 10" x 5' 5" (1.78m x 1.66m)

With a white suite of a paneled bath with shower over, WC and wash hand basin. radiator and frosted UPVC double glazed window.

OUTSIDE

To the front is a lawned garden. At the rear a lawn and patio.



Floor 0



Floor 1



Approximate total area⁽¹⁾

45.3 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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