



14 Thornhill Close

Broughton, Chester, CH4 0FB

Offers Over £250,000



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Accommodation Comprising:

Overhead canopy porch, courtesy lighting and Upvc double glazed door with glazed panels and side panel opens to:

Enclosed Porch

Single panelled radiator, coir matting, wall mounted coat hooks and wooden door with feature glazed panel opens to:

Lounge

A beautifully presented and welcoming lounge featuring a living flame gas fire providing an attractive focal point. UPVC double-glazed box bay window to the front elevation fitted with bespoke wooden shutters, allowing plenty of natural light into the room. Newly laid carpet, staircase rising to the first-floor accommodation and useful under-stairs storage cupboard housing the stopcock.

Double wooden doors with glazed panel into:

Kitchen/Breakfast Room

Beautifully appointed with a comprehensive range of grey gloss wall, drawer and base units with chrome handles, complemented by wood-grain effect square-edge work surfaces. Integrated appliances include a washing machine, under-counter fridge and freezer, microwave and electric fan-assisted oven with four-ring gas hob and extractor hood over.

Inset polycarbonate sink with mixer tap, metro-tiled splashbacks and attractive travertine stone tiled flooring. UPVC double-glazed window with complimentary Roman blind to the rear elevation overlooking the garden, contemporary radiator and recessed ceiling spotlights.

Opening to:

Sun Room

A lovely addition to the property, of dwarf-wall construction with UPVC double-glazed units all having a fitted Roman blind and French doors opening onto the side elevation. A solid roof incorporating two Velux windows allows for plenty of natural light whilst making the room suitable for year-round use. Finished with attractive travertine stone tiled flooring, single panelled radiator and recessed ceiling spotlights.

FIRST FLOOR ACCOMMODATION

Landing

Loft access hatch with pull down ladder providing access to the boarded loft space which houses the central heating boiler.

Doors into:

Master Bedroom

A generous and beautifully presented master bedroom with UPVC double-glazed window to the front elevation, fitted with bespoke wooden shutters. Single panelled radiator and carpeted flooring.

Door leading into:

En-Suite Shower Room

Three piece suite comprising: Shower enclosure with glazed bi-fold door, drench and hand held shower attachment, thermostatic shower and fully tiled walls, pedestal wash hand basin with mixer tap and low level flush w/c, splash back tiling, tiled floor and Upvc double glazed frosted window to the side with complimentary Roman blind.

Bedroom Two

Upvc double glazed window to the rear elevation with bespoke wooden shutter, single panelled radiator and carpeted flooring.

Bedroom Three

Upvc double glazed window to the front elevation with bespoke wooden shutter, single panelled radiator, carpeted flooring and built in storage cupboard.

Family Bathroom

Stylishly appointed with a modern three-piece suite comprising a panelled bath with mixer tap and thermostatic shower over, featuring both a rainfall shower head and separate handheld attachment. Vanity wash hand basin and low-level flush WC.

The room is complemented by a unique pebble-effect splashback and coordinating flooring, chrome fixtures and fittings, water-resistant bespoke window shutter and wall-mounted mirror.

Outside - Front

The property enjoys an attractive frontage and is approached via an extensive imprinted driveway, providing generous off-road parking for several vehicles.

Neatly planted borders provide a touch of greenery, with gated access to the side leading through to the rear garden.

The generous driveway and well-maintained frontage create an excellent first impression and perfectly complement this beautifully presented family home.

Outside - Rear

To the rear is an attractive and thoughtfully landscaped garden offering a variety of areas for relaxing and entertaining. An elevated composite decked seating area provides the perfect spot for outdoor dining, complemented by a lawned garden with established shrubs and planted borders.

A decorative gravel pathway with stepping stones leads through the garden, whilst an extensive Indian stone paved patio runs alongside the property, providing further seating space and access to the side.

The garden is fully enclosed by timber fencing and finished with external lighting, creating an attractive, private and low-maintenance outdoor space.

Please note: the garden room is not included in the sale and will be removed by the seller before completion of a sale.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm

Tel: 01352 762300

their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

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INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

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All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

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Opening Hours

OFFICE OPENING HOURS

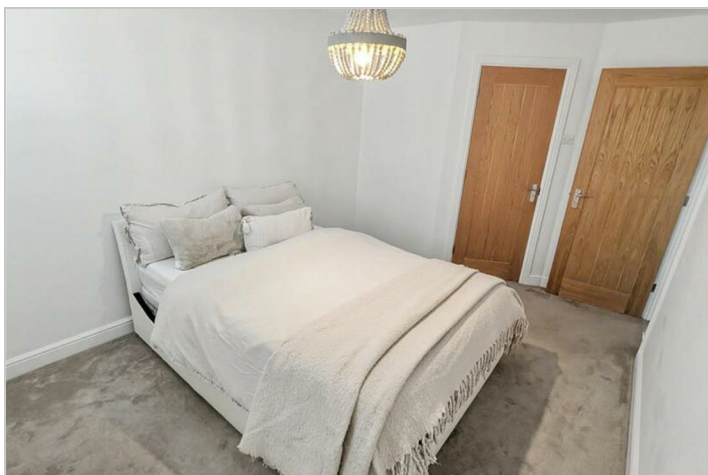
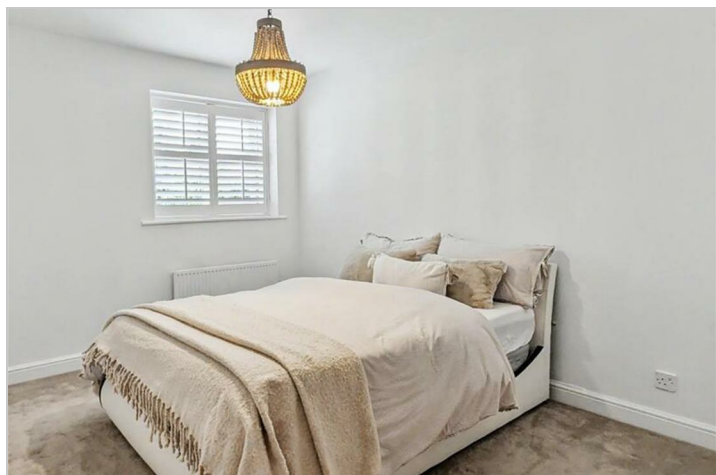
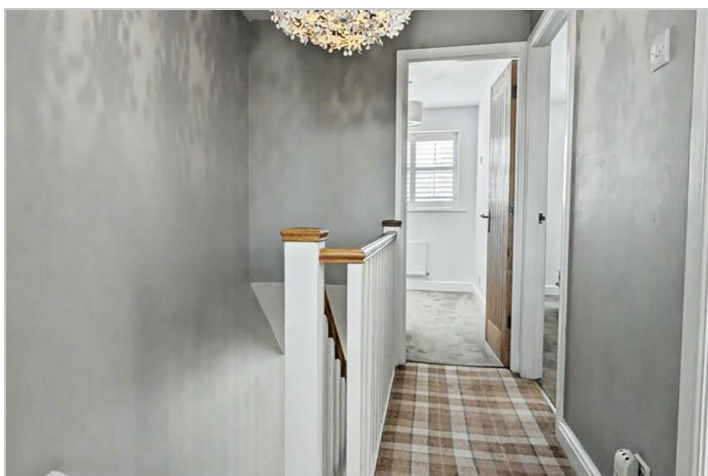
Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



Hybrid Map



Terrain Map



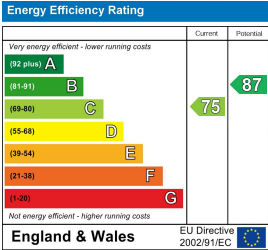
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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