



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Tern Close, Broadheath, WA14 5LR

### Offers Over £280,000

A UNIQUE, DECEPTIVELY SPACIOUS HOME WITH A GENEROUS GARDEN AND OFF ROAD PARKING

Nestled on a quiet cul-de-sac in a popular area of Broadheath, this deceptively spacious two bedroom, home is perfectly suited for a couple or small family looking for a property that is ready to move straight in to with the benefit of having a generous garden and off road parking. Don't let the deceptive front facade deceive you. As you enter the welcoming hallway you soon realise the property offers well proportioned living accommodation throughout, all finished with neutral decor and an abundance of natural light, to create a wonderful home with easy access to nearby amenities and commuter routes.

The property comprises briefly, to the ground floor: an attractive entrance to a welcoming hallway with stairs leading to the first floor, two storage areas, and access to a spacious reception room. The reception room provides access to a fitted kitchen and conservatory. To the first floor is a landing with doors leading to two double bedrooms and a three piece bathroom suite. Externally, there is a generously sized laid to lawn rear garden with a paved patio, timber shed, and bedding areas. There is allocated parking for two vehicles parked in tandem on a communal car park.

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# Tern Close, Broadheath, WA14 5LR

## Offers Over £280,000



- Immaculate Semi Detached Property
- Spacious Interiors
- Communal Car Park
- EPC Rating C
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Stylish Three Piece Bathroom
- Beautifully Maintained Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

13'6 x 5'9 (4.11m x 1.75m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, tiled flooring, stairs to first floor, doors leading to storage and reception room.

#### Reception Room

16'5 x 10'5 (5.00m x 3.18m)

Central heating radiator, two feature wall lights, open to understairs storage, wood effect flooring, open access to kitchen and UPVC double glazed double doors to conservatory.

#### Kitchen

10'10 x 5'9 (3.30m x 1.75m)

UPVC double glazed window, mix of high gloss wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, wall mounted boiler and wood effect flooring.

#### Conservatory

11'7 x 8'8 (3.53m x 2.64m )

UPVC double glazed windows, pitched polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to two bedrooms, bathroom and storage. Feature air ventilation system installed.

#### Bedroom One

13'3 x 8'1 (4.04m x 2.46m )

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Two

13'3 x 7'3 (4.04m x 2.21m )

UPVC double glazed window and central heating radiator.

#### Bathroom

8'4 x 5'9 (2.54m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, part tiled elevations, spotlights and tiled flooring.

### Exterior

#### Rear

Enclosed garden with laid to lawn, paved patio, bedding areas and timber shed.

#### Front

Allocated parking in communal car park.

