



22 Glebe Avenue  
Broughton, NN14 1NE



**Simpson & Partners**



NO CHAIN - Located in the popular village of Broughton, this mature double fronted three bedroom semi-detached property offers an appealing combination of character and convenience. With picturesque field views to the rear and practical off road parking to the front, the home presents an ideal balance of rural charm and modern accessibility.

The property showcases thoughtful updates throughout, including UPVC double glazing and gas radiator heating. Upon entering, you're welcomed by a porch leading to an entrance hall. The ground floor features a 15' sitting room perfect for relaxation, complemented by an equally generous 15' kitchen/dining room ideal for family gatherings. Practical amenities include a handy pantry, rear porch, downstairs WC, utility room, and additional storage cupboard.

Ascending to the first floor reveals three well proportioned bedrooms, each benefiting from built-in storage cupboards for maximum space efficiency. The family bathroom features a white three piece suite with shower over bath for versatility.

The extensive rear garden truly distinguishes this property, beginning with a paved seating area perfect for al fresco dining. An ornamental fish pond with water feature creates a tranquil focal point, while the remaining garden is thoughtfully laid to lawn. Green-fingered enthusiasts will appreciate the brick store/workshop and greenhouse, offering space for gardening pursuits.

An internal viewing is essential to fully appreciate all this delightful property has to offer—prospective buyers are advised to schedule promptly to avoid disappointment.

Council Tax Band C - Energy Rating C/70

Price £279,995



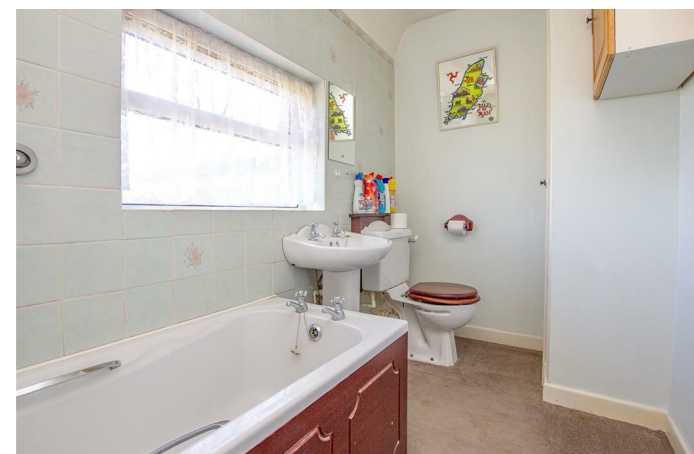
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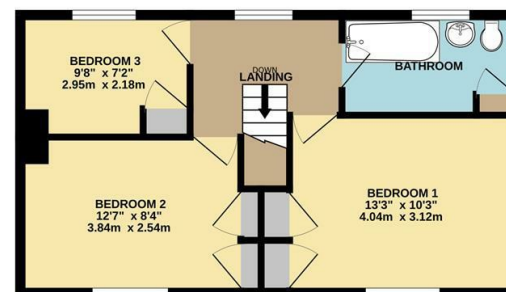
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GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given

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#### Energy Efficiency Rating

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





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