



16 West Crescent

**Broughton,
PR3 5JY**

£220,000

ESTATE AGENCY



Three bedroom family home

Dining kitchen with separate utility

Close to Broughton High School

Lounge

Off road parking



You will find this fantastic FAMILY HOME, in a quite CUL-DE-SAC in the highly desired location of BROUGHTON.

Entering the property from the front into a bright and airy hallway, with a staircase to the first floor and doors to the lounge and dining kitchen. From the spacious dining kitchen to the rear of the property is a porch with a door to the rear garden. Off the porch you will find a good sized utility, ground floor WC and the added benefit of a walk in pantry. To the first floor are three good sized bedrooms and a bathroom with a four piece suite

Approx. four miles north of Preston city where you will find national rail links, the village of Broughton is excellently placed for local amenities, such as The Italian Orchard, The Broughton Inn, local shops and much more. There are fantastic schools in the area, with the OFSTEAD outstanding rated Broughton High within walking distance. For those needing to commute you will find the M6 very easy to access. This property has lots to offer and a viewing is highly recommended.

Dimensions

Please see floor plan.

Services

All connected to the mains

Accommodation

Ground Floor

Hall

Entering from the front of the property in to the entrance hall with a window to the side aspect. Staircase to first floor. Radiator. Under stairs storage.

Lounge

Window to the front. Radiator. Multi fuel burned

Kitchen/Diner

Window to the side. Range of wall and base units with breakfast bar. Stainless steel sink with tap over and drainer. Integral electric oven and gas hob. Space for dishwasher. Two radiators. Space for dining table. Window to the rear. Door to rear porch.

Rear porch

Doors to WC, pantry and utility. External door to rear garden.

Ground floor cloaks

Window to the side. WC and wash basin.

Utility room

Window to the rear. Fitted base units. Plumbed for washer. Space for dryer. Boiler.

Pantry

Shelving storage area

First Floor

Landing

Doors to bedrooms and bathroom. Loft access, loft is boarded with light.

Bedroom One

Window to the front aspect. Radiator. Chimney breast with decorative fireplace.

Bedroom Two

Window to rear. Built in units and desk area. Radiator.

Bedroom Three

Window to the front. Radiator. Built in storage.

Bathroom

Bath. Shower cubical with electric shower. WC. Wash basin housed in a vanity unit. Window to to the rear. Heated chrome towel ladder. Fully tiled walls and floor.

Externally

Rear Garden

Artificial lawn. Flagged patio areas. Wooden shed. Electric power point. Water tap.

Front garden

Off road parking for two vehicles. Railway sleeper flower bed. Mature hedge down one side. Access to the rear from side gate.

EPC rating D

Property tenure Freehold

Council tax band B

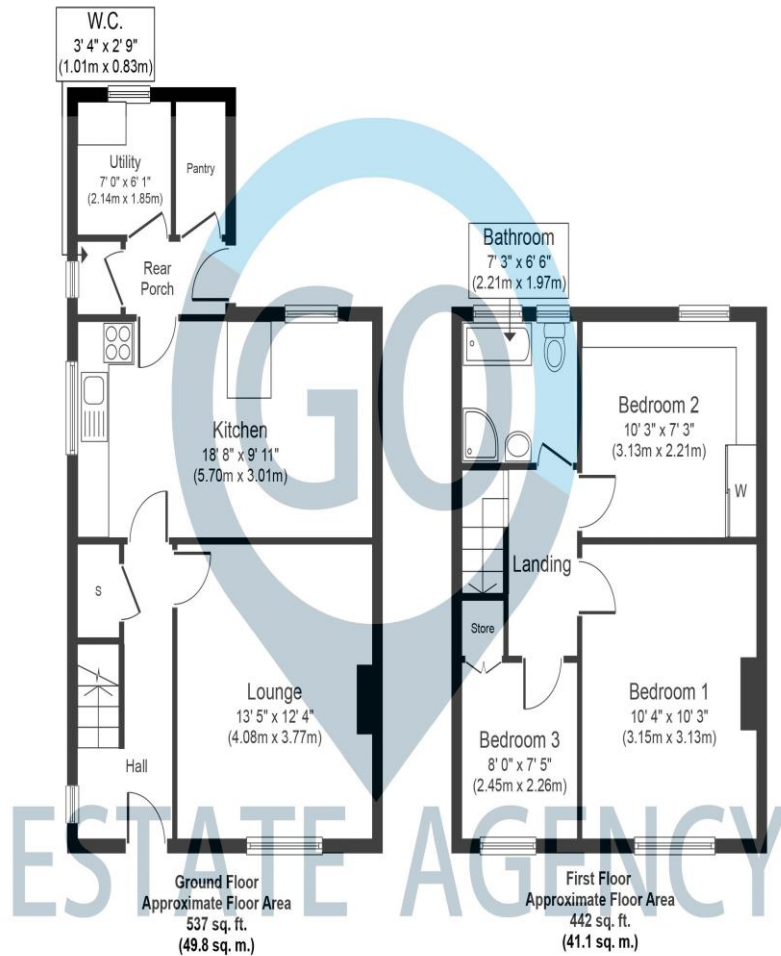
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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 measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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