



Broughton Road, Summerston
Offers Over £179,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Semi-Detached Villa

Large, fully enclosed corner gardens

3-4 car driveway

Detached single car garage

Freshly decorated throughout

Family friendly location

10 minutes walk to train station

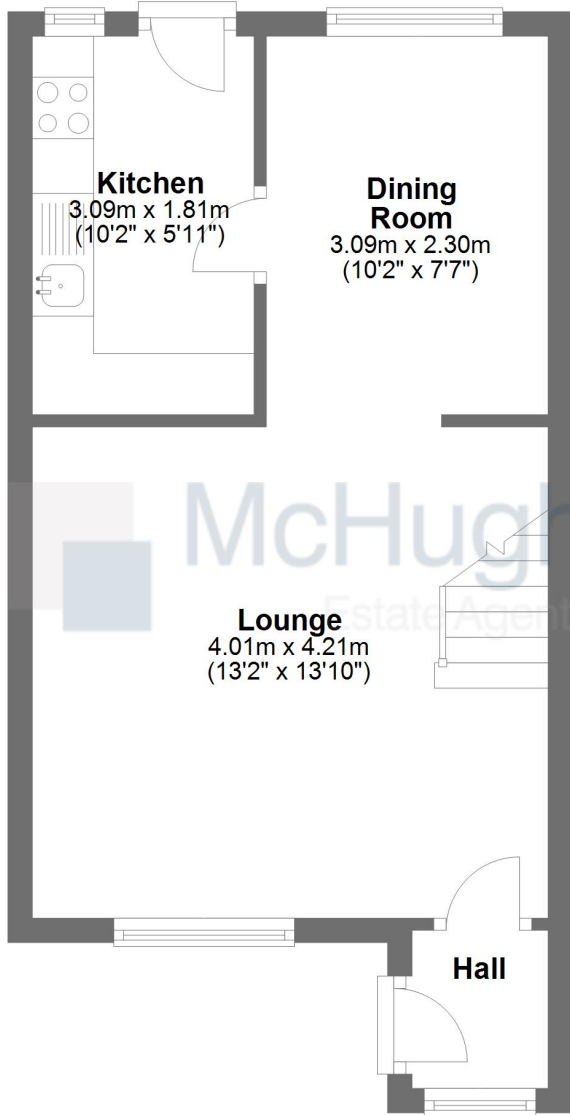
Handy for shops, buses and schools



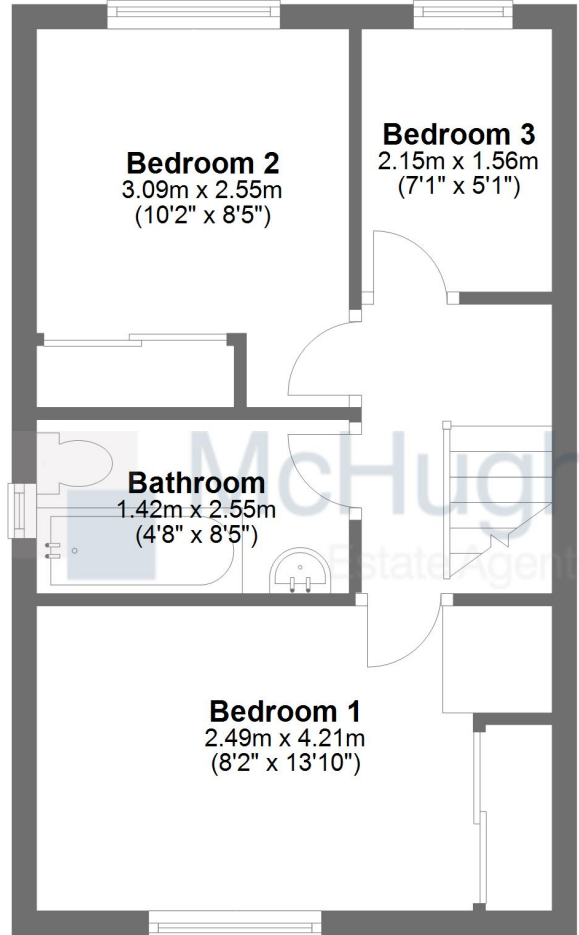
3 BED SEMI-DETACHED HOUSE

Broughton Road, Summerston

Ground Floor



First Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

Broughton Road, Summerston

Situated in a popular family-friendly development, this attractively three bedroom semi-detached villa enjoys a generous corner plot which provides multi-car parking, a large fully enclosed rear garden and a single car garage.

The immaculate property has been redecorated within recent weeks and is presented in move-in condition.

Accommodation

A UPVC entrance door opens to the bright hallway which leads to the attractive lounge. The lounge and dining room are open plan, which floods both apartments with natural light. Off the dining room is a galley kitchen which has been fitted with Beech units, tiled splash back and comes complete with an electric oven and hob. A door from the kitchen opens to the fully enclosed side and rear gardens - perfect for family living.

Upstairs there are 3 well presented bedrooms, of which bedrooms 1 & 2 have mirror door wardrobes. The tiled bathroom has recessed downlighting and comprises a white 3 piece suite and an electric over-bath shower. A ceiling hatch on the landing accesses the loft storage space.

Heating and Glazing

The property is fully double glazed and both heating and hot water are provided via a combi boiler system.

Gardens

There are two lawn sections to the front of the property, a paved pathway and a driveway for one car. Twin timber gates open to access the larger part of the driveway which leads to the single garage - in all, the driveway can accommodate 3-4 cars. The suntrap side and rear gardens are well-screened from neighbouring properties comprise two lawn sections, a monoblock patio and paved pathways.

Location

Broughton Road is situated within a popular residential pocket of Summerston and is a short distance from amenities including local shops, a nearby Asda supermarket and both primary and secondary schooling. There are excellent public transport services within the area (frequent bus services operate nearby and both Summerston and Gilshochill train stations are within walking distance). The West End is within a short drive and offers a wealth of amenities and attractions including local shops, Botanic Gardens, Glasgow University and a range of popular bars and restaurants.

SAT NAV - 65 Broughton Road, G23 5HL

Dimensions

Lounge

4.01m x 4.21m

Dining Room

3.09m x 2.30m

Kitchen

3.09m x 1.81m

Bedroom 1

2.49m x 4.21m

Bedroom 2

3.09m x 2.55m

Bedroom 3

2.30m x 1.51m

Bathroom

1.42m x 2.55m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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