



 4  
Bedrooms

 2  
Bathrooms

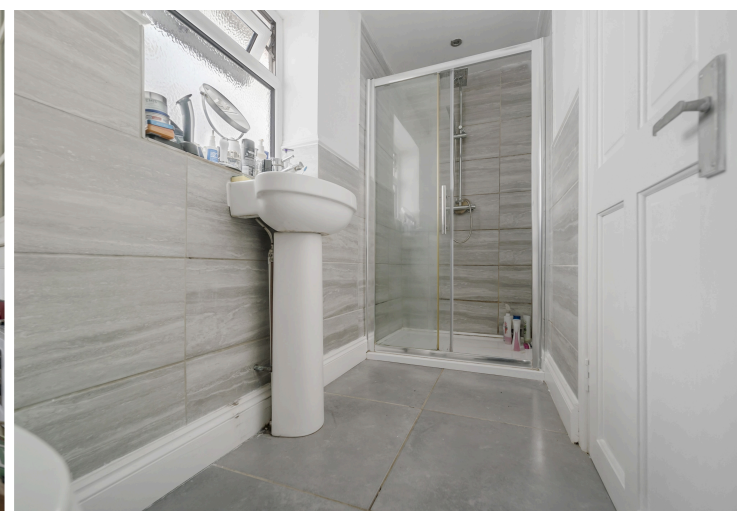




We are delighted to offer for sale this spacious detached family house with a 2 storey extension to the rear which can only be fully appreciated by viewing internally. Located within this popular road in the South Ward this property deserves an early viewing. The accommodation briefly comprises; porch, entrance hall, shower room, lounge, dining room, conservatory and large kitchen. On the first floor there are 4 good sized bedrooms and a family bathroom. There is off street parking across the front of the house with a storage garage within the good sized rear garden enjoying large amounts of afternoon sunshine. The property is handily placed for a range of local amenities in the South Ward including local shops, schools and parks. Weston sea front is also within easy reach with a bus service available for Weston town centre with its extensive shopping and recreational amenities.

- **Detached Family House**
- **N Som Council Tax Band D**
- **Great Location**
- **Extended Accommodation**
- **EPC Rating D**
- **No Onward Chain!**














Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Brownlow Road, BS23

