



28, Broad Oak Road, Parr, WA9 2ER

Asking Price £120,000

*David
Davies* *Collection*



28, Broad Oak Road, Parr, WA9 2ER

- EPC: C
- Freehold
- Mid Terraced Property
- Three Double Bedrooms
- Large Paved Garden Terrace
- Council Tax Band: A - St Helens
- No Onward Chain
- Spacious Reception Room
- First floor Bathroom & Cloaks
- Great Location And Close To Local Amenities

Brought to the sales market by David Davies Sales and Lettings Agent is this large garden fronted Mid - Terraced Property with the added bonus of 'No Onward Chain'.

This home is ready for a new owner to come in and make it into their forever home.

The property briefly comprises:- Entrance vestibule, a spacious 'open plan' lounge with dining room, a superb modern fitted kitchen, ante space which leads to a large ground floor bathroom offering convenience and accessibility.

To the first floor is a galleried landing which leads to three double bedrooms and a cloaks W.C. There is plenty of space for family, guests, or a home office.

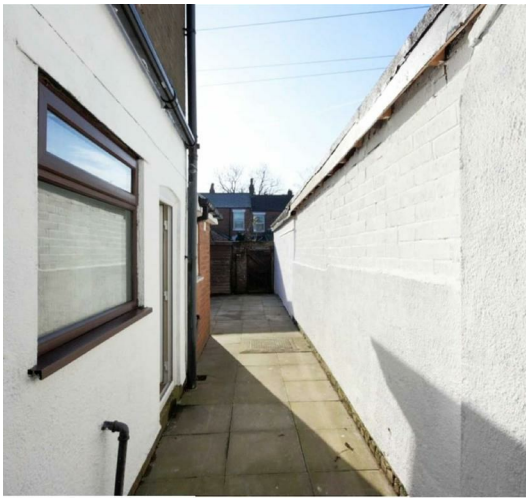
Conveniently located on a main road close to Gaskell Park, close to local amenities, this home offers the perfect blend of comfort and accessibility. Through out is double glazing and gas central heating.

To the rear of the property is a large paved rear garden. To the front and side of the property is road parking which ensures convenience for residents and visitors alike.

Nestled in a great location, this property is sure to catch the eye of those seeking a comfortable and well-located home.

EPC: C









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David Davies



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Energy Efficiency Rating

EU Directive 2002/91/EC

Very energy efficient - lower running costs

Very energy inefficient - higher running costs

Current: 85

Target: 69

England & Wales

Environmental Impact (CO₂) Rating

EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions

Very environmentally unfriendly - higher CO₂ emissions

Current: 83

Target: 65

England & Wales

Information on tenant permitted fees's can be accessed via the link below

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