



13 ST. BERNARD CLOSE BRIGG, DN20 0HS

**£150,000
FREEHOLD**

Situated in the sought-after village of Broughton, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or young families.



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Full Description

The property benefits from gas central heating and uPVC double glazing throughout. The spacious kitchen features a separate dining area—perfect for family meals or entertaining guests. To the rear, an enclosed garden provides a private and secure space, ideal for outdoor dining and relaxation.

The village has lots of local amenities all within walking distance such as a pre-school, co-op, post office and shop, hairdressers and a couple of popular public houses. Well positioned for access onto the M180 motor way network link and a well-regarded Golf club and spa as you enter into the village

ENTRANCE HALLWAY

With light to the ceiling, stairs leading to the first floor, understairs storage cupboard, central heating radiator and stylish laminate flooring.

LIVING ROOM (4.31m x 3.38m)

Forward facing room having light and coving to the ceiling, uPVC double glazed window to the front aspect and a central heating radiator.

KITCHEN (3.01m x 2.64m)

With light to the ceiling, uPVC double glazed window and door to the rear aspect and a central heating radiator. The kitchen has a range of maple effect wall and base units with laminate worktops, 1.5 bowl stainless steel sink unit with chrome mixer tap. Space and plumbing for a washing machine, space for a dryer, built in electric fan assisted oven and electric hob, tiled to splashbacks. Through open squared archway to:

DINING AREA (3.06m x 2.55m)

With light and coving to the ceiling, uPVC double glazed window to the rear aspect and a central heating radiator.

FIRST FLOOR HALLWAY

With light to the ceiling, uPVC double glazed window to the side aspect, air conditioning unit and a storage cupboard.

BEDROOM ONE (3.56m x 3.26m)

With light to the ceiling, uPVC double glazed window to the rear aspect and a central heating radiator.

BEDROOM TWO (2.61m x 4.11m)

With light to the ceiling, uPVC double glazed window to the front aspect and a central heating radiator.

BEDROOM THREE (3.35m x 2.65m max)

With light to the ceiling, uPVC double glazed window to the front aspect, central heating radiator and an over stairs storage cupboard.

BATHROOM (1.70m x 2.22m max)

With light to the ceiling, uPVC obscure double glazed window to the rear aspect. Fitted with a 3 piece white suite comprising close couple WC, pedestal hand wash basin and bath with chrome tap and hand held shower attachment.

EXTERNALLY

To the front of the property, you are met with a driveway leading to the attached garage with an electric roller shutter door. A low maintenance gravel garden enabling off road parking for another vehicle, enclosed with timber fencing to 2 sides. The rear garden has a nice sandstone patio area making a great area for entertaining, slightly elevated laid to lawn garden and is enclosed with timber fencing, raised flowerbeds.

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ADDITIONAL INFORMATION

Local Authority –

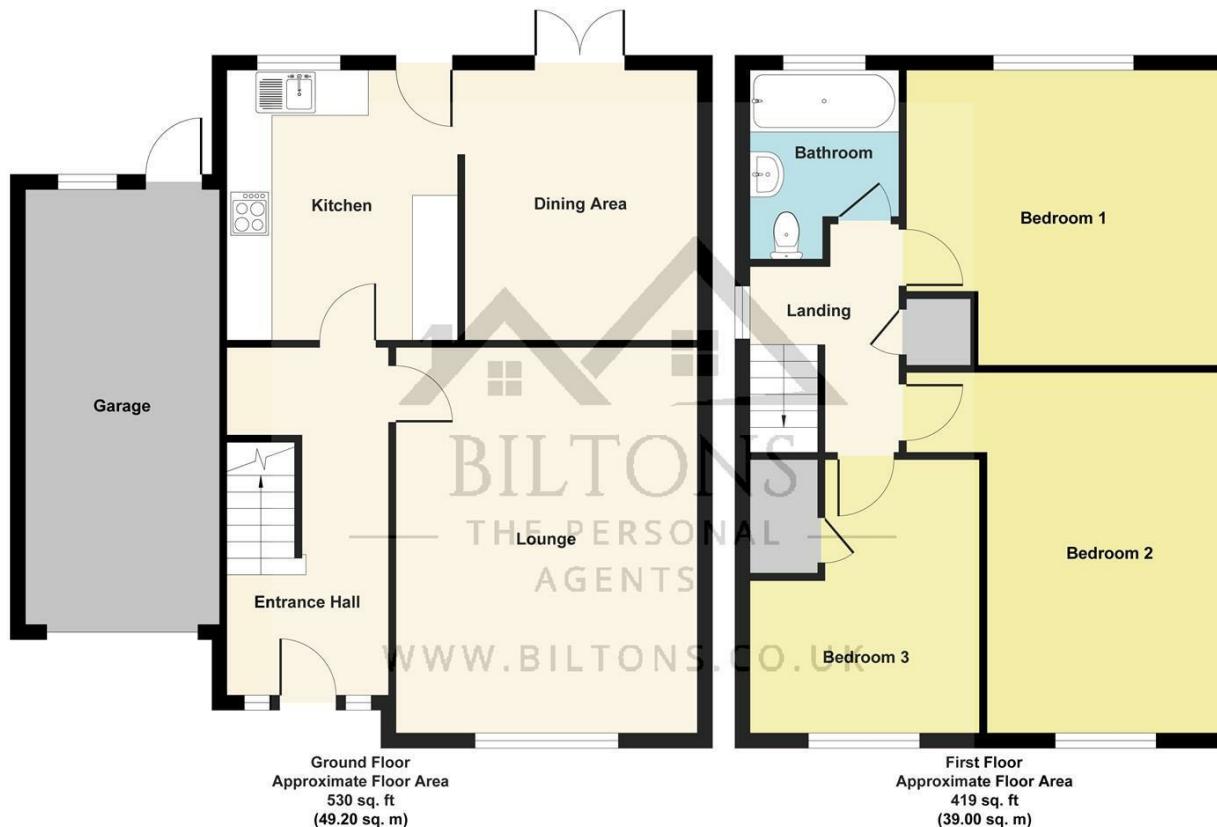
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 969.00 sq ft

Tenure – Freehold





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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