

21 Brookbridge Road, Ince

£210,000 Freehold

Two Car Driveway • Electric Charging Point • Guest W.C • En-Suite Shower Room • Artificial Grassed Lawn • Bespoke LED Lighting • Ideal First Time Buyers Property • Private Resident Play Area • Added Up Grades from Purchase



SITUATED ON THE NEW BARRATT HOMES "AMBERSWOOD RISE" ESTATE - Modern 3-bed semi-detached house perfect for first-time buyers. Features include an en-suite, guest W.C, LED lighting, 2-car driveway with electric charging point. Private rear garden with decking, shed, and al fresco dining area. Upgrades and community play area. Great lifestyle property. 8 Years NHBC Remaining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Lounge

12' 10" x 11' 8" (3.91m x 3.56m)

A large family room with upvc window to front, grey wood effect laminate flooring, multiple power points, bespoke ceiling LED lighting, wall mounted power and TV aerial points and warmed via single radiator.

Kitchen/Dining Room

14' 9" x 9' 10" (4.50m x 3.00m)

A large family kitchen diner with a range of fitted base and wall units, integrated appliances, ceiling spot lighting, upvc window and French doors both with vertical blinds, large work top, under unit lighting, extractor hood with light, grey wood effect laminate flooring, tiled splash back and warmed via single radiator.

Guest WC

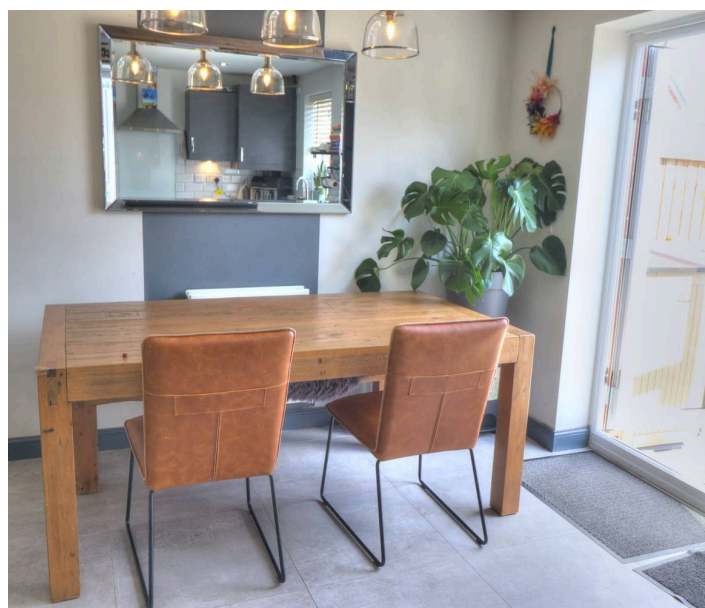
3' 4" x 5' 5" (1.02m x 1.65m)

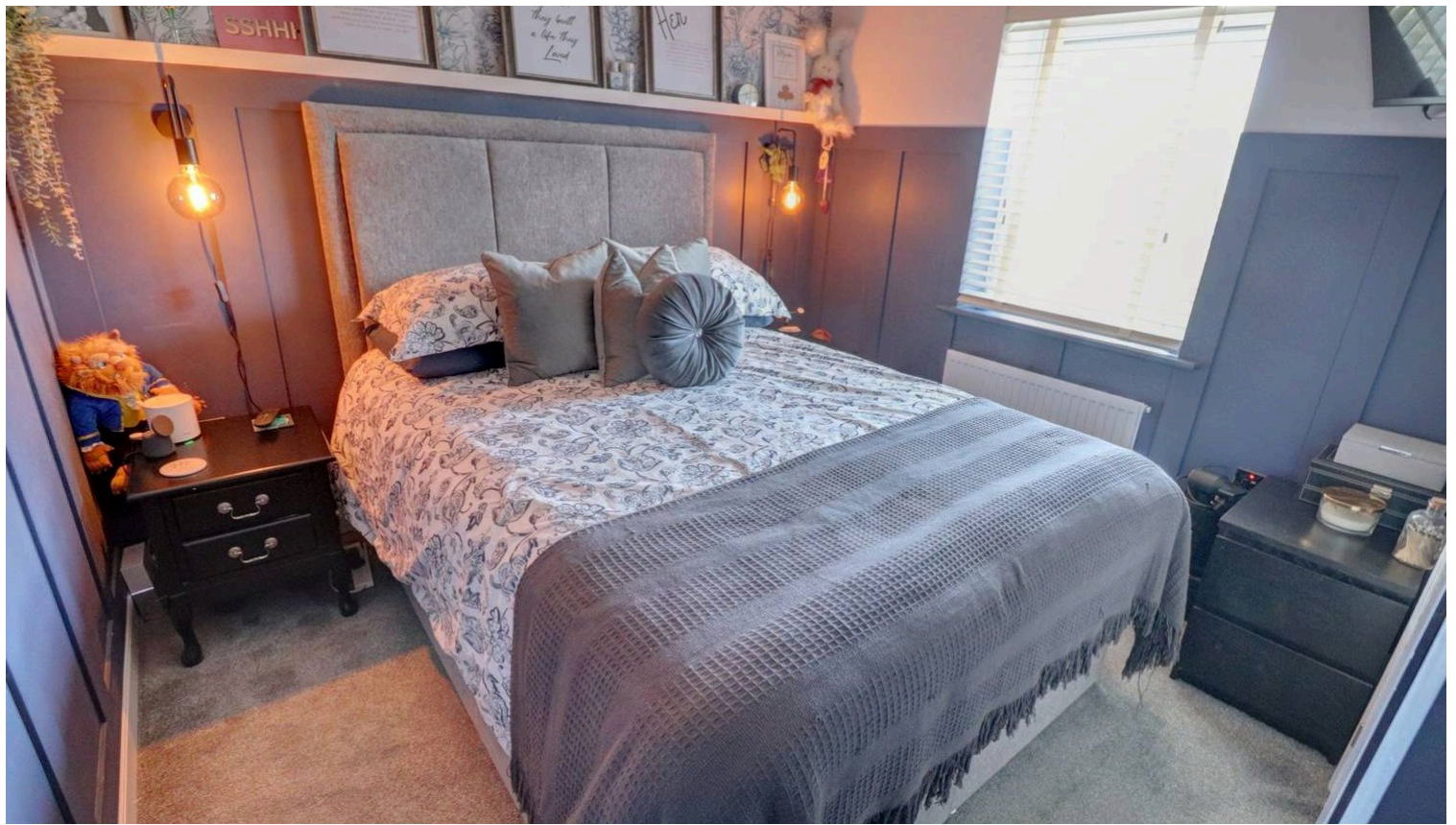
A guest WC with frosted upvc window, mosaic style floor tiles, wash basin and warmed via single radiator.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

A large double room part panelled walls, large upvc window to front, multiple power points, vertical blinds, wardrobe storage space, fully carpeted, warmed via single radiator.





En-Suite Shower

6' 2" x 5' 6" (1.88m x 1.68m)

A three piece en-suite shower room with walk in shower cubicle, low level w.c, wash basin, frosted upvc window, vertical blinds, ceiling spot lighting, tiled walls and flooring,

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

A three piece bathroom suite with frosted upvc window, part tiled wall and fully tiled flooring, wash basin, low level w.c, bathtub with shower above and warmed via single radiator.

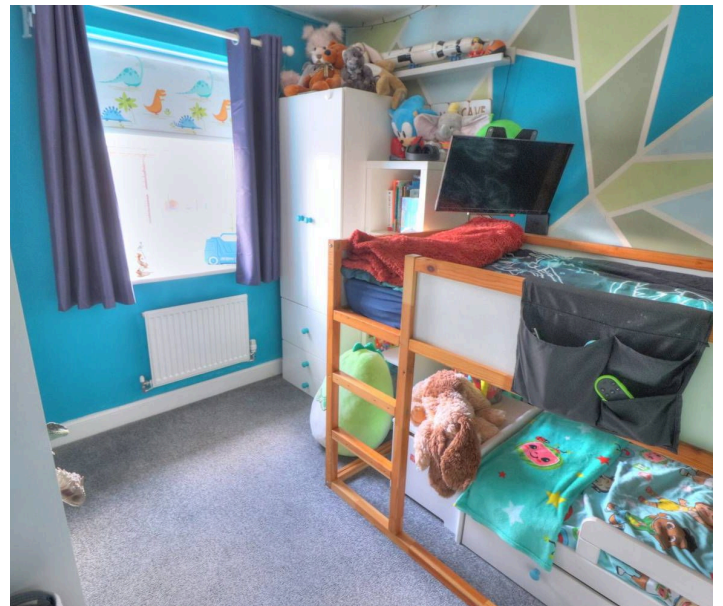
Bedroom Two

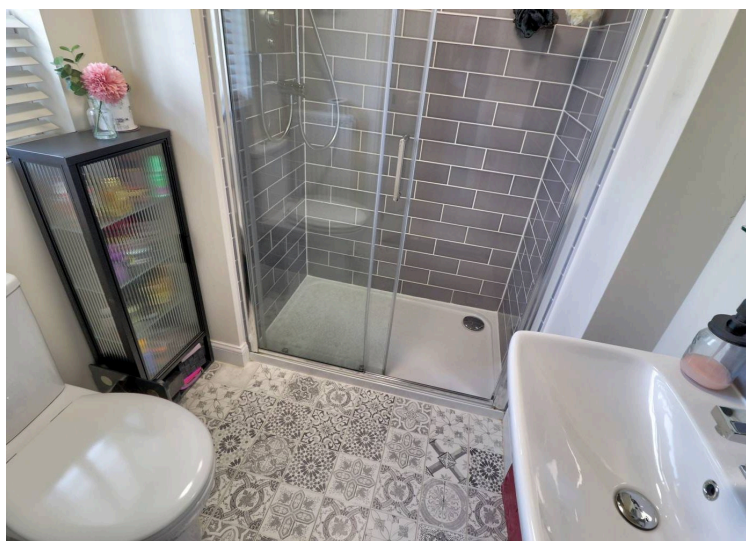
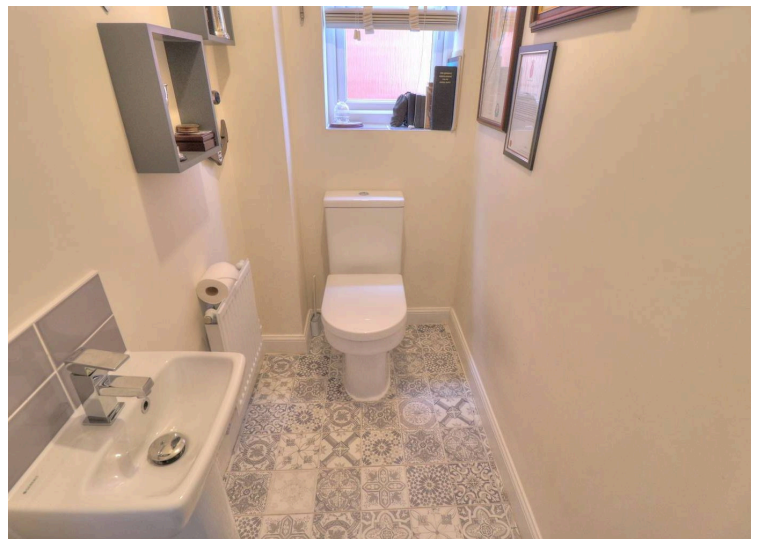
8' 8" x 9' 6" (2.64m x 2.90m)

Bedroom Three

9' 6" x 6' 8" (2.90m x 2.03m)

A spacious bedroom with upvc window, multiple power points, fully carpeted and warmed via single radiator.





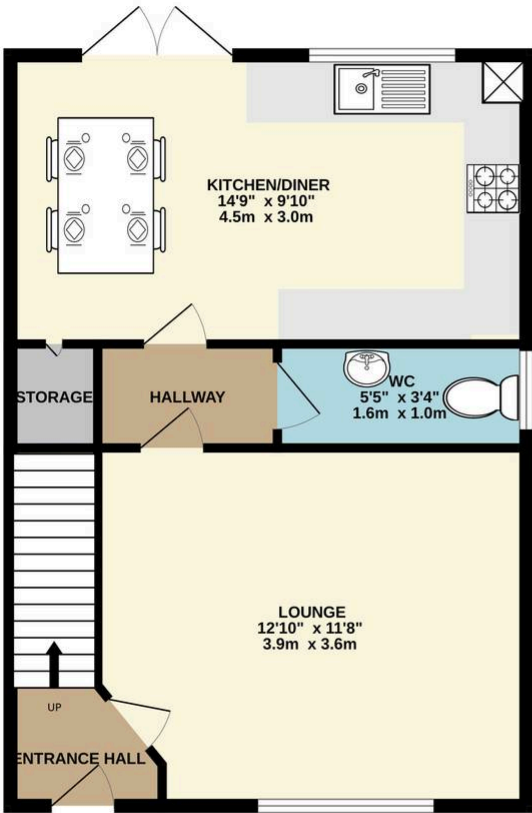


REAR GARDEN

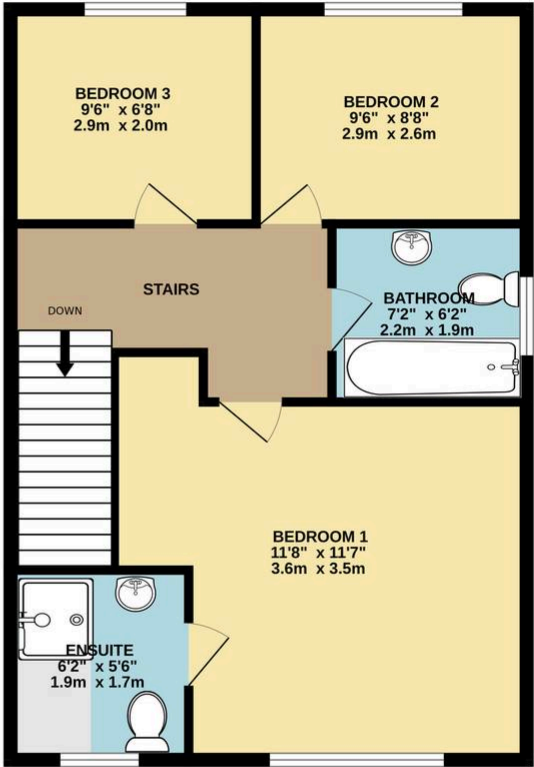
A large private rear garden with artificial grassed lawn, raised decking area for al fresco dining, wood fenced border, external power points, wood storage shed and external water faucet.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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