



Brookbridge Road, Ince, WN2 2BN

£273,950

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Ince!



17 Brookbridge Road, Ince, WN2 2BN

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Ince. Benefiting from spacious living accommodation set over 2 floors, en-suite shower room and single garage.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility room and WC/cloaks. To the first floor 3 double bedrooms, a single bedroom, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £100pa

Council tax band - D

GROUND FLOOR

Lounge 14'11" x 11'6" (4.55m x 3.52m)

High quality vinyl flooring with window to the front

Kitchen/diner 17'11" x 9'10" (5.48m x 3.01m)

High quality vinyl flooring with French doors leading to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

Utility room 5'2" x 5'2" (1.60m x 1.60m)

High quality vinyl flooring with fitted kitchen units and plumbing for washing machine

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white

FIRST FLOOR

Bedroom 12'7" x 11'6" (3.84m x 3.51m)

Carpet flooring with window to the front elevation and blind

En-suite 7'8" x 4'1" (2.35m x 1.27m)

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

Bedroom 12'4" x 8'1" (3.78m x 2.48m)

Carpet flooring with window to the rear elevation and blind

Bedroom 12'9" x 8'7" (3.90m x 2.64m)

Carpet flooring with window to the rear elevation and blind

Bedroom 12'2" x 8'5" (3.72m x 2.58m)

Carpet flooring with window to the front elevation and blind

Bathroom 7'3" x 6'3" (2.21m x 1.91m)

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and radiator

EXTERNAL

Enclosed rear garden with laid to lawn and panel fenced boundary. Double driveway to the front of the property, leading to a single integrated garage with up&over door.





