



48 Springfield Avenue, Brough, HU15 1BU
£190,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this semi detached house located on a corner plot with garden areas to 3 sides plus a garage located in this popular area with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus a utility room and a modern bathroom and further WC. Items of particular note include the wood burning stove to the lounge plus patio doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property is located on a corner plot with garden areas to 3 sides. There is off road parking plus a garage.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance hall

With timber flooring.

Lounge 15'9"(max) x 11'3"(max) (4.81m(max) x 3.43m(max))

With wood burning stove, timber flooring and stove.

Dining Kitchen 15'9"(max) x 10'1"(max) (4.81m(max) x 3.08m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood, dishwasher and American fridge freezer plus 1.5 sink and mixer tap. With timber flooring and blind plus access to store. Patio doors leading to rear garden.

Utility Room 9'11"(max) x 8'11"(max) (3.04m(max) x 2.73m(max))

With modern units, laminate worktops and tiling plus access to store.

WC 4'9" x 2'11" (1.47m x 0.90m)

With white sanitary ware, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'11"(max) x 11'7"(max) (3.94m(max) x 3.54m(max))

With carpets and blinds. Access to airing cupboard.

Bedroom 2 11'3"(max) x 11'3"(max) (3.45m(max) x 3.44m(max))

With carpets and blinds.

Bedroom 3 9'8"(max) x 7'2"(max) (2.95m(max) x 2.20m(max))

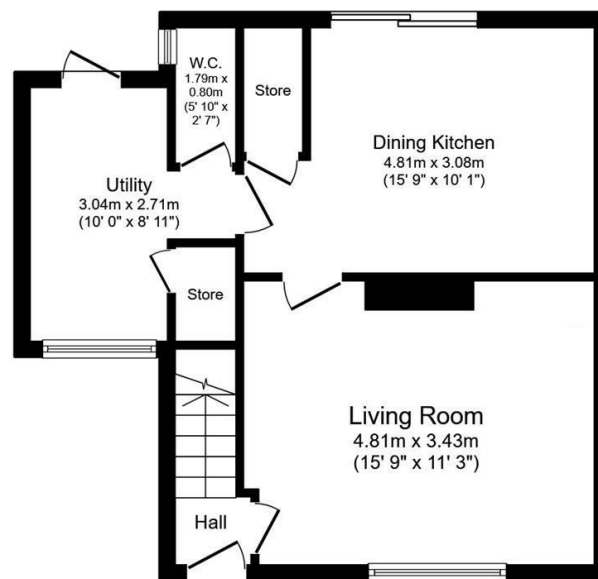
With built in wardrobe, laminate flooring and blind.

Bathroom 5'10" x 5'6" (1.79m x 1.68m)

Having modern white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, vinyl flooring and blind.

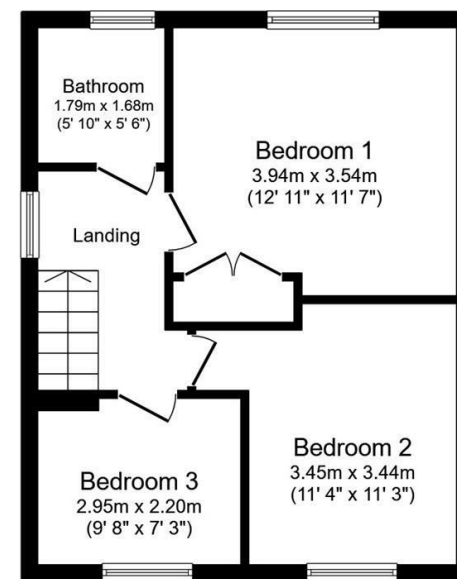
EXTERNAL

The property is located on a corner plot with garden areas to 3 sides. There is off road parking plus a garage.



Ground Floor

Floor area 45.5 sq.m. (490 sq.ft.)



First Floor

Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 84.7 sq.m. (911 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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