



The Broadway, Morton

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Ample Off Road Parking and Garage/Workshop
- Seperate Reception Rooms
- Cul De Sac Location
- Substantial Rear Plot
- Council Tax Band - A
- EPC Rating – E
- Freehold

£190,000





**\*NO ONWARD CHAIN\*** Newton Fallowell are delighted to offer this surprisingly spacious three bedroom home situated at the end of a cul de sac in Morton. Offering separate reception rooms, a large rear garden, ample off road parking plus a garage, this makes an ideal first home or investment property.

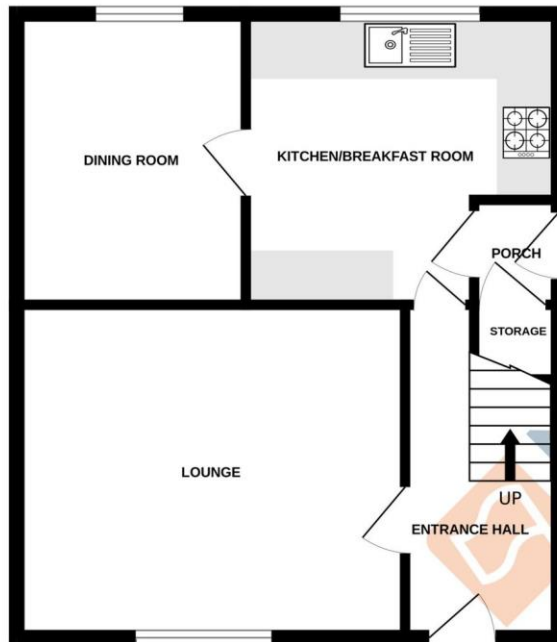
As you enter the property you are greeted with a substantial entrance hall providing access to the first floor and downstairs reception rooms. The first door leads into the bright lounge area, this offers a large window overlooking the front garden whilst also having a feature fireplace. Going through the property a large kitchen breakfast area, this spaces offers a range on integrated appliances including an electric oven, hob and built in microwave. The ground floor is completed with a separate reception room, which would make an ideal dining room.

The first floor compromises of three generous bedroom with the main bedroom offering fitted wardrobes. The first floor is completed with a three piece family bathroom.

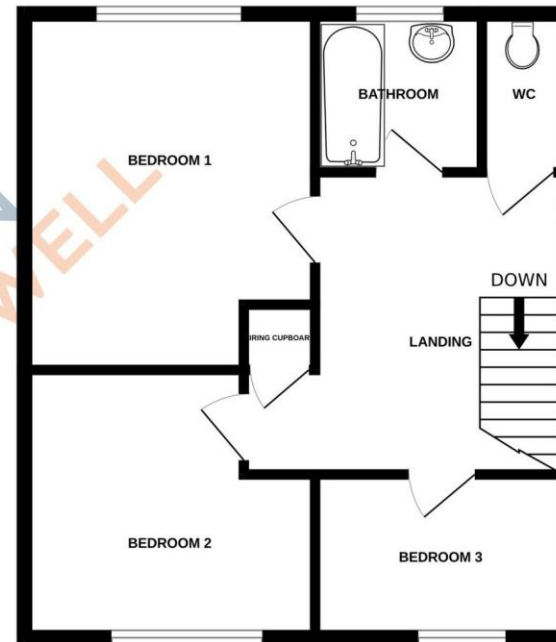
The front of the property offers a substantial front garden, ample off road parking and a a large tandem garage with a workshop to the rear. Coming to the rear garden there is a patio seating area, ample lawn while all being enclosed, the outside space is completed with a wooden shed and green house.



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: A

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.