



40 Brompton Park, Brompton On Swale, DL10 7JW



Welcome to this charming mid-terrace house located in Brompton Park, Brompton On Swale. This delightful property boasts a cosy reception room, kitchen / breakfast room, conservatory, two double bedrooms, and a modern shower room, perfect for a small family or professionals looking for a comfortable living space.

Convenience is key with two parking bays available, ensuring you never have to worry about finding a spot for your vehicle. The UPVC double glazed windows not only enhance the aesthetic appeal of the house but also contribute to energy efficiency, keeping you warm and cosy during the colder months.

With immediate vacant possession, you can swiftly make this house your home and start creating lasting memories in this idyllic location. Don't miss out on the opportunity to own a piece of tranquillity in the heart of Brompton On Swale. Contact us today to arrange a viewing.

**£160,000**



### **ENTRANCE PORCH**

A UPVC entrance door leads into the porch with an external welcome light. A glazed door leads into the lounge.

### **LOUNGE 4.81m x 3.70m (15'9" x 12'1")**

At the front of the property with a gas fire having a wooden surround with marble effect hearth, two wall lights, staircase leading to the first floor, central heating radiator, coving and tv aerial point. A glazed door leads from the porch into the kitchen.

### **KITCHEN 3.68m x 2.68m (12'0" x 8'9")**

At the rear with a range of wall, base and drawer units with worktops, glass display cabinet, Ideal wall mounted combi boiler, one and a half bowl stainless steel sink unit with a mixer tap over, tiled splash back, gas cooker point, extractor hood, plumbing for a washing machine, under stairs store cupboard with light, window and a part glazed door leading into the conservatory.

### **CONSERVATORY 2.18m x 1.91m (7'1" x 6'3")**

With a tiled floor and a double glazed door leading out to the rear garden.

## **FIRST FLOOR**

### **LANDING**

With doors leading into the bedrooms and bathroom.

### **BEDROOM 1. 3.70m x 2.68m (12'1" x 8'9")**

At the front with a central heating radiator, two UPVC double glazed windows and coving.

### **BEDROOM 2. 3.70m x 2.68m (12'1" x 8'9")**

At the rear with built in over the bed wardrobes, central heating radiator, coving and UPVC double glazed window.

### **SHOWER ROOM 2.80m x 1.39m (9'2" x 4'6")**

With a low level w.c, wash hand basin, corner shower cubicle, store cupboard, laminate flooring, spot lights and a towel radiator.


### **EXTERNALLY**

To the front of the property there is a lawned area with mature shrubs, a path leads to the front entrance door with external welcome light.

At the rear of the property there is an enclosed paved garden with a cold water tap and a gate providing access to the rear lane and parking bays.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	