



Ermine Street, Broughton

 2  1  2

REDUCED TO £150,000



## Key Features

- TRADITIONAL SEMI DETACHED HOME
- 2 RECEPTION ROOMS
- STAIR AND LIFT
- GENEROUS REAR GARDEN
- ATTACHED STORE
- EXTENSIVE PARKING
- EPC RATING D
- FREEHOLD





A distinctive, edge of village 2 bedroom semi detached home with generous rear gardens and woodland views. Adapted to include disabled use with wider doors for wheel chair access the home includes 2 reception rooms together with a refurbished Kitchen. A Lift supplements the stair and there is a first floor Wet Room. Guests are well catered for by 3 car reception parking.

#### ENTRANCE HALL

A Pvcu door opens to the Hall with radiator and spindle balustraded stair.

#### LOUNGE 3.83m x 4.17m (12.6ft x 13.7ft)

A forward facing room with reconstituted stone fireplace with side plinths and inset gas fire, coving, radiator and tv aerial point.

#### DINING ROOM 2.55m x 3.49m (8.4ft x 11.4ft)

A versatile room with Pvcu French doors to the rear, radiator, laminated floor and single person lift to the first floor bedroom.

#### KITCHEN

Refurbished to include a good range of white fronted units with contrasting granite style tops and comprising of an inset 1 1/2 bowl sink unit with cupboards under, plumbing for both a dishwasher and automatic washing machine, inset 5 burner gas hob with extractor over, built in oven with cupboards over and under, refrigerator recess, radiator, tiled to one wall, Pvcu double glazed window to the side and rear Pvcu door.

#### LANDING

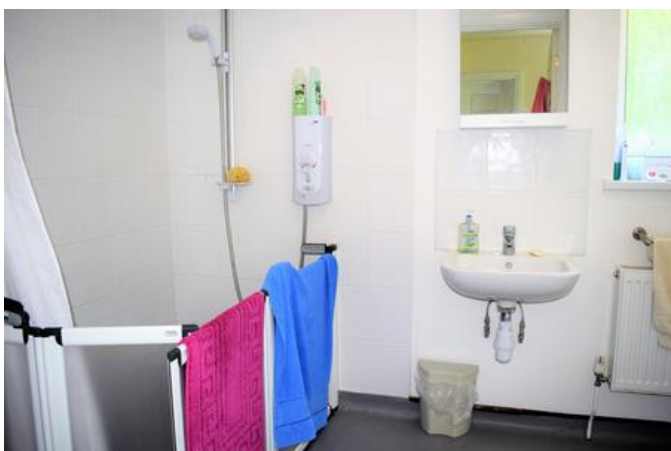
Pvcu double glazed window and spindle balustrade rail.

#### BEDROOM 1 5.59m x 3.63m (18.3ft x 11.9ft)

A well lit rear facing double room with 2 Pvcu double glazed windows overlooking the gardens, 2 radiators, tv aerial point and lift rising from the Dining Room.

#### BEDROOM 2 3.17m x 3.07m (10.4ft x 10.1ft)

A further double room enjoying views towards woodland with a Pvcu double glazed window and radiator.



#### WET ROOM 2.97m x 1.91m (9.7ft x 6.3ft)

Appointed with a suite in white to include a close coupled wc, wall mounted wash hand basin, walk-in tiled shower area with floor drain, non slip flooring, radiator, extractor fan and Pvcu double glazed window

#### OUTSIDE

The property is set back from the road with woodland views to the front and there is a neat lawn with off road parking for 3 cars. A high gate allows access to the rear of the home where there are generous, enclosed gardens which are primarily laid to lawn. There is a series of useful stores and Sheds including an attached brick built Workshop (4m x 1.67m internally) with power, Pvcu window and door, timber Store and Garden Shed.

#### KEY FACTS FOR BUYERS

[CLICK HERE](#)

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

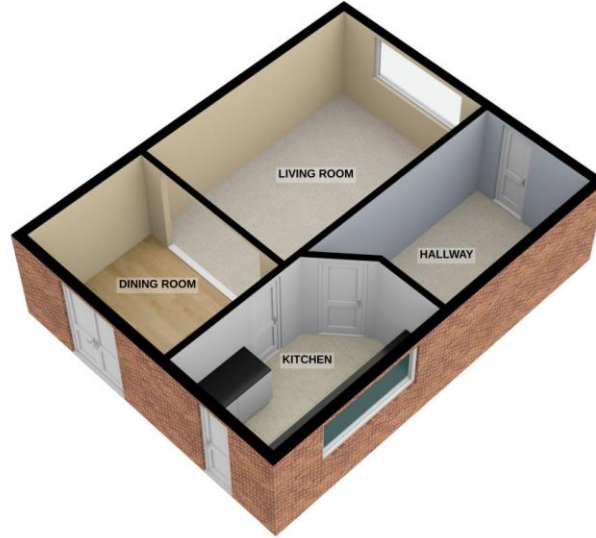
#### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

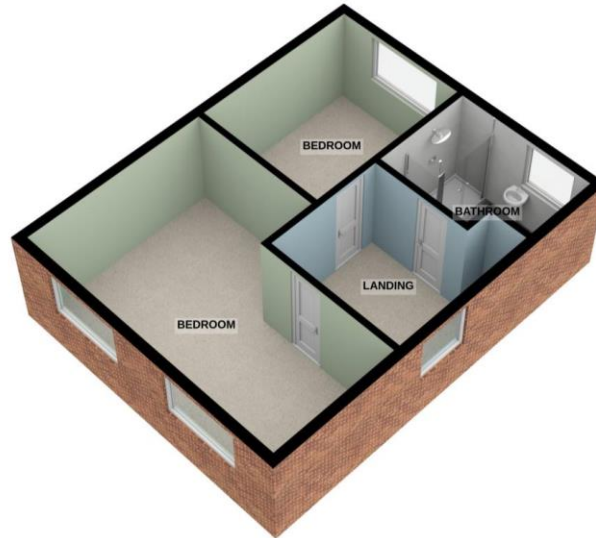
#### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 £200, 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.

GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.

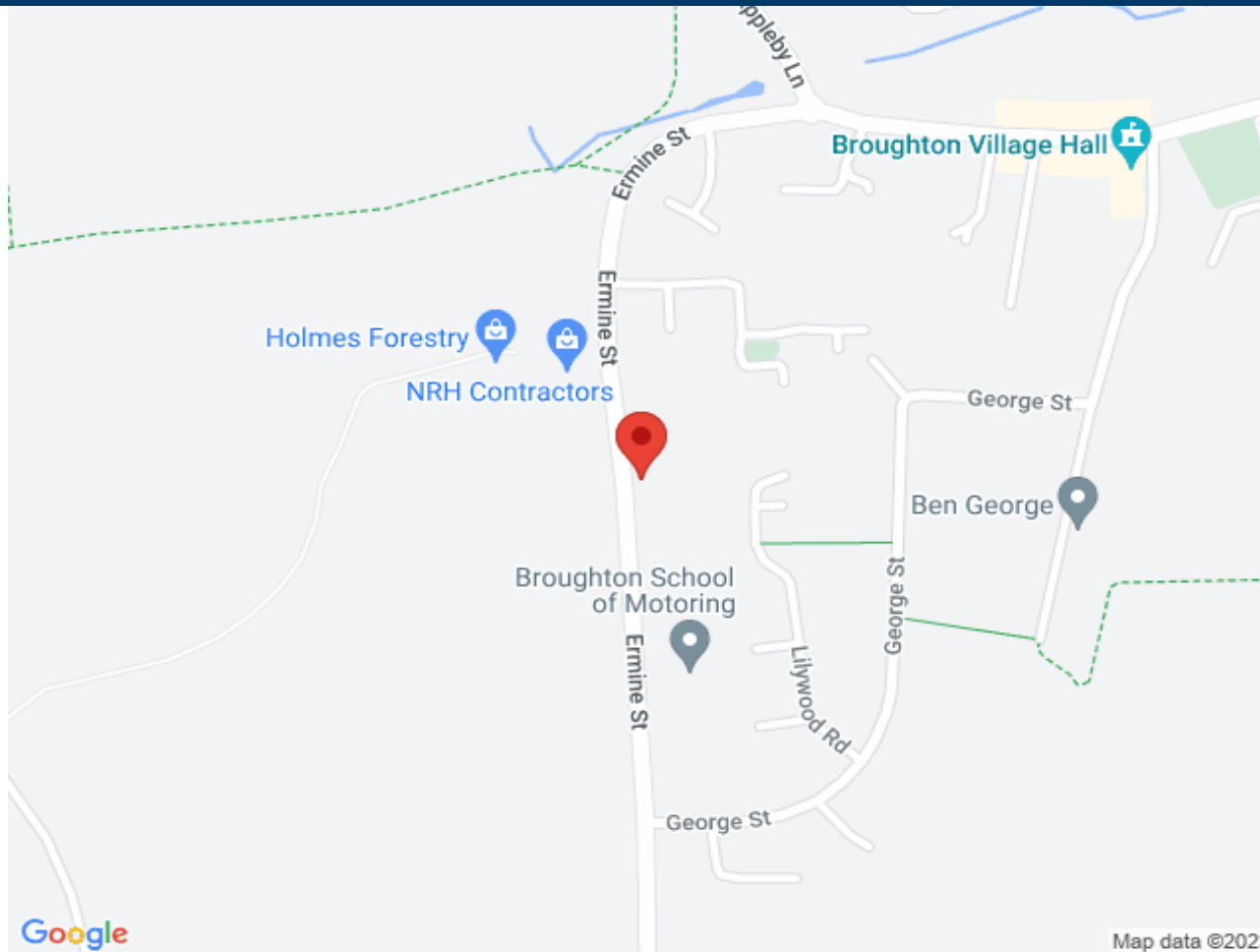


1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

