



Windsor Way, Broughton



£140,000

- NO UPWARD CHAIN
- 16'6 DINING KITCHEN
- FIRST FLOOR BATHROOM
- GARDENS
- 4 CAR DRIVE
- GAS HEATING
- FREEHOLD
- EPC RATING C



This semi detached home is situated in an established residential area and provides 3 bedroom family accommodation. There is a rear facing Lounge together with a medium oak effect Dining Kitchen an a traditionally styled Bathroom completes the home. In addition to the front and rear gardens there is 4 car reception drive parking. An excellent first family home.

KEY FACTS FOR BUYERS
[CLICK HERE](#)

ENTRANCE

A Upvc door and side screen leads to the Entrance with stair to the first floor.

DINING KITCHEN

A generous forward facing room appointed with a range of medium oak effect fronted units with complementary work surfaces including an inset single stainless steel sink unit with 4 cupboards under, space for a tumble dryer, an additional 3 base units, electric cooker recess with extractor over, a further 4 units at eye level together with a glass fronted china display cabinet, radiator, tv aerial point and 2 Upvc windows overlooking the front garden.



LOUNGE

A rear facing room with both a Upvc window and sliding patio door opening to the garden, radiator, tv aerial point and decorative fire surround with inset coal effect gas fire.

LANDING

Access to the loft space.

BEDROOM 1

(maximum measurements) A forward facing double room with Upvc double glazed window, radiator, tv aerial point and bulkhead hanging cupboard.

BEDROOM 2

A rear facing double room with Upvc double glazed window, radiator and bulkhead hanging cupboard.

BEDROOM 3

A further rear facing room with Upvc double glazed window and wall mounted gas fired combination boiler.

BATHROOM

Appointed with a traditional suite in white to include a bath with timber front panel, low flush wc, pedestal wash hand basin, tiled to half height on 2 walls, radiator and Upvc double glazed window.

OUTSIDE

The home is set back beyond a deep open plan lawn and a concrete side drive allows off road parking for 5 cars. The rear of the property includes a patio overlooking a lawn with rose borders and shrubs and a timber Garden shed completes the property.

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.

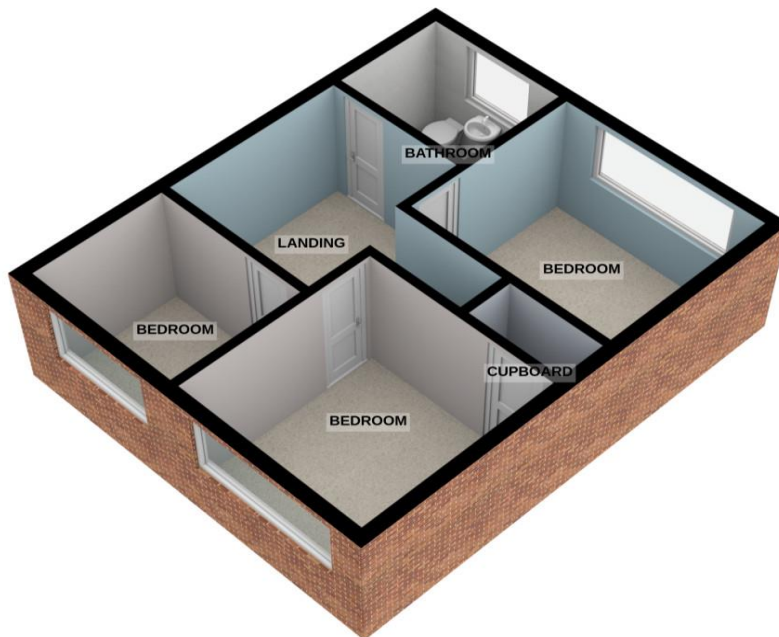
ANTI MONEY LAUNDERING AND REFERRALS

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. We may receive a fee of upto £200 if you use their services.

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

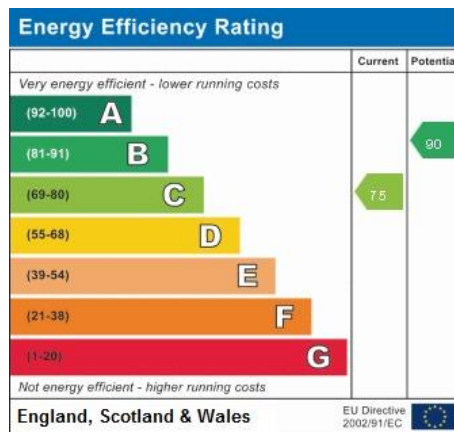


1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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