



Beechwood Crescent, Broughton



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£185,000



Key Features

- NO UPWARD CHAIN
- GARAGE AND DRIVE
- ENCLOSED GARDENS
- FULL WIDTH KITCHEN
- CUL DE SAC POSITION
- IDEAL FIRST HOME
- EPC RATING C
- FREEHOLD





NO UPWARD CHAIN.

Situated in a sought after cul de sac this 3 bedroom semi detached house with single Garage and enclosed rear gardens is an outstanding first family home. The home includes a forward facing Lounge with stylish fireplace, first floor Bathroom and a full width Dining Kitchen leading to the rear gardens.

Early viewing strongly advised.

VIRTUAL TOUR [CLICK HERE](#)



ENTRANCE 1.16m x 1.41m (3'10" x 4'7")

A Pvcu door opens to an Entrance Lobby with further oak door with inset bulls' eye to

LOUNGE 4.51m x 4.39m (14'10" x 14'5")

A well lit forward facing room with oak flooring, TV aerial point, radiator, leaded Pvcu double glazed window, telephone point, ranch style balustraded stair to the first floor and light marbled fireplace with matching hearth and inset coal effect gas fire.

DINING KITCHEN 4.40m x 2.77m (14'5" x 9'1")

The informal heart of the home linking to the enclosed rear gardens and appointed with a range of high gloss fronted units with contrasting granite style tops to include a single stainless steel sink with mixer tap and 2 cupboards under, plumbing for an automatic washing machine, a further 4 base units, space for an American style refrigerator, inset 4 burner stainless steel gas hob with extractor over and oven under, an additional 5 units at eye level together with a unit housing the gas fired combination boiler, coving, 2 Pvcu double glazed windows and radiator.

LANDING

Centrally placed with Pvcu double glazed window, ranch rails and laddered access to the roof space.



BEDROOM 1 2.49m x 3.54m (8'2" x 11'7")

A forward facing double room with Pvcu double glazed window, laminated flooring, coving, radiator and a range of fitted wardrobes to 1 wall.

BEDROOM 2 3.22m x 2.50m (10'7" x 8'2")

A further double room with Pvcu double glazed window overlooking the rear gardens, coving and radiator.

BEDROOM 3 2.37m x 1.81m (7'10" x 5'11")

A forward facing room with Pvcu double glazed window, coving, radiator and fitted display shelving.

BATHROOM

Appointed with a suite in white to include a close coupled wc, panelled bath with shower over, pedestal wash hand basin mosaic style tiling to splash and shower areas, radiator, extractor fan and Pvcu double glazed window

OUTSIDE

The property is set back beyond a concrete reception area which extends to a 3 car side drive with detached Single Garage beyond. The enclosed rear garden offers a degree of privacy and security and is primarily laid to lawn with borders and both a flagged patio and raised seating area. The side and rear boundaries are marked by clipped conifer screening.

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 B. 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.

KEY FACTS FOR BUYER

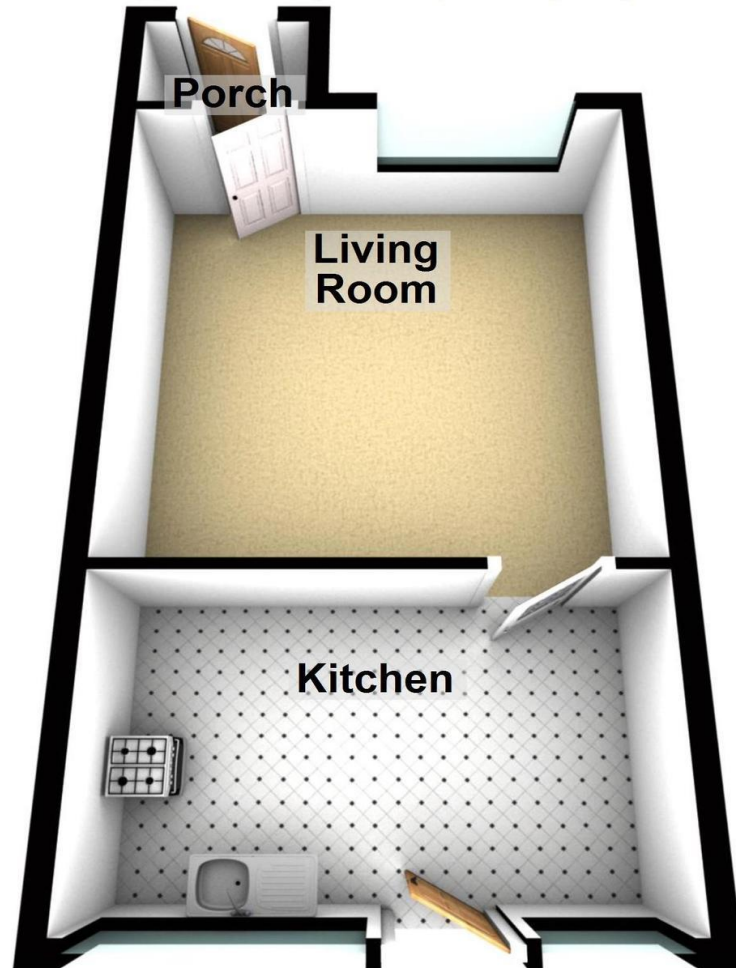
[CLICK HERE](#)





Ground Floor

Approx. 34.0 sq. metres (365.9 sq. feet)

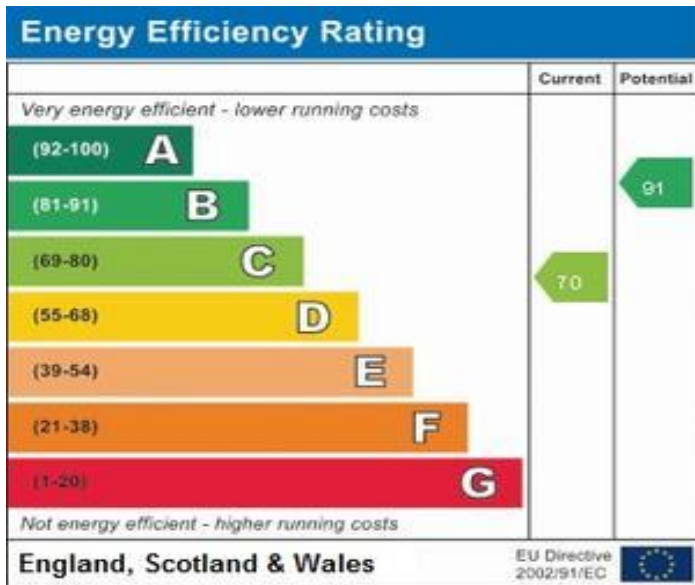


First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 66.3 sq. metres (713.4 sq. feet)



Address:
12 BEECHWOOD DRIVE, BROUGHTON

