



Brooklands Avenue , Broughton



2



1



2

£153,500



Key Features

- NO UPWARD CHAIN
- RECENTLY REFURBISHED
- ENCLOSED REAR GARDENES
- RECEPTION PARKING.
- COUNCIL TAX BAND A
- EPC RATING D





NO UPWARD CHAIN.

Recently refurbished and redecorated throughout this traditional semi detached home offers generous 2 bedroom accommodation with both reception parking and secure, enclosed rear gardens. The home includes 2 reception rooms together with a modern Kitchen and ground floor cloak room whilst a family bathroom serves the first floor bedrooms. An excellent first family home in popular residential village.

VIRTUAL TOUR

[CLICK HERE](#)



LOUNGE 3.45m x 3.63m (11'4" x 11'11")

A Carolina style door with fanlight over opens to the forward facing Lounge which is centred on the feature chimney breast with fitted display shelving to either side.

LOBBY

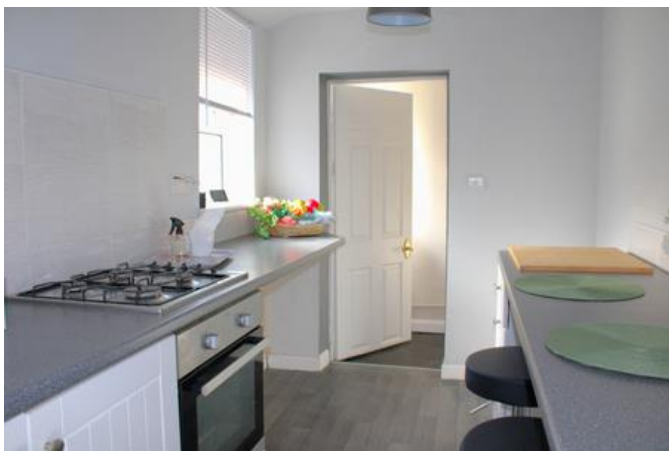
Centrally placed with stair to the first floor and door to the dining room.

DINING ROOM 3.63m x 3.8m (11'11" x 12'6")

A generous rear facing room with radiator, under the stair walk-in cupboard and feature chimney breast with fitted cupboards to one side.

KITCHEN 2.04m x 5.43m (6'8" x 17'10")

Stylishly appointed with a range of contemporary white fronted base units with contrasting grey worktops to include a double drainer stainless steel sink unit with 4 cupboards under, an additional 5 base units together with space for an upright fridge/freezer, plumbing and venting for both a washing machine and tumble dryer, breakfast bar, radiator, tiled splash areas, fitted 4 burner gas hob with electric oven under, 2 windows to the side aspect and rear door. The kitchen has a central step.



CLOAK ROOM

Appointed with a suite in white to include a close coupled wc and corner vanity basin.

LANDING

A split landing with radiator and access to the roof space.

BEDROOM 1 3.63m x 3.46m (11'11" x 11'5")

(MINIMUM MEASUREMENTS). A well lit forward facing double room with radiator and deep recess ideal for fitting wardrobes.

BEDROOM 2 2.63m x 3.86m (8'7" x 12'8")

A further, rear facing double room with radiator.

BATHROOM 2m x 2.76m (6'7" x 9'1")

Appointed with a suite in white to include a panelled bath with mixer tap and shower screen, close coupled wc, wash hand basin, towel radiator, tiled to full height and cupboard housing the gas fired combination boiler.

OUTSIDE

The property includes a 10' wide side driveway allowing parking for at least 2 cars and a removable gate opens to the enclosed rear gardens. Immediately to the rear of the home there is a concrete terrace which overlooks a neat lawn with inset flagged seating area.

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

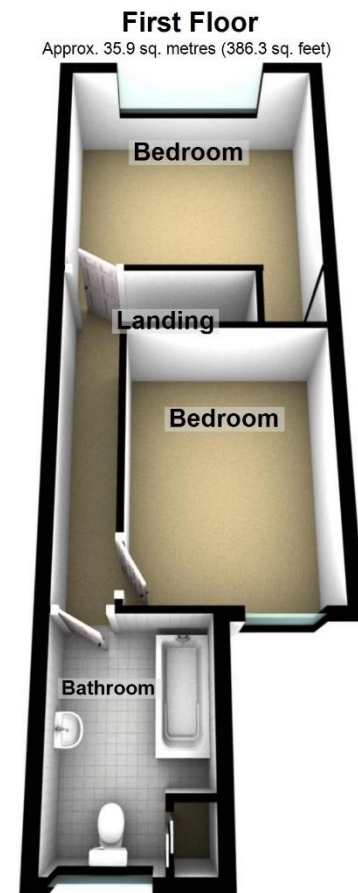
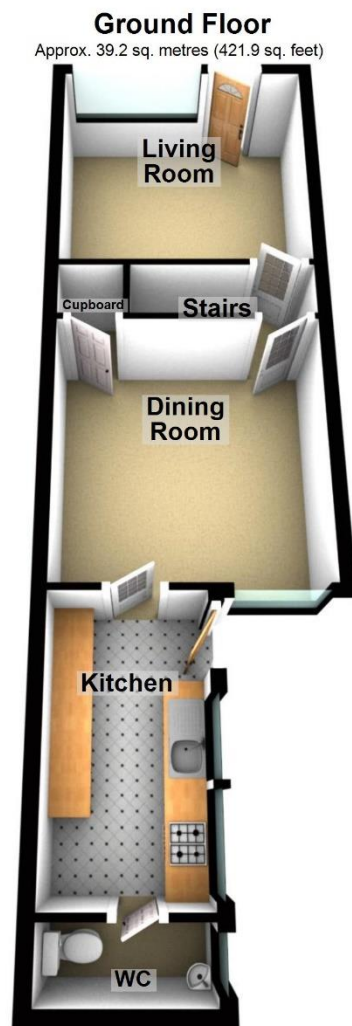
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.

KEY FACTS FOR BUYERS

[CLICK HERE](#)







Total area: approx. 75.1 sq. metres (808.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

