



Brooklands Avenue ,
Broughton



OFFERS OVER £130,000

- EXCELLENT FIRST HOME
- 2 RECEPTION ROOMS
- 2 BEDROOMS
- LARGE BATHROOM
- ENCLOSED GARDENS
- TRADITIONAL TOWNHOUSE
- TENURE: FREEHOLD
- EPC RATING D



This well presented traditional townhouse offers generous 2 bedroom accommodation in the popular village of Broughton. The home includes 2 well lit reception rooms together with a light oak style kitchen and large first floor bathroom with both bath and separate shower.

LOUNGE 3.28m x 3.89m (10'10" x 12'10")

A well lit forward facing room with Pvcu double glazed window, TV aerial point, radiator, radiator with mantel beam and Pvcu entrance door.

DINING ROOM 3.62m x 3.86m (11'11" x 12'8")

A generous rear facing room with radiator, under stair store cupboard and cottage stair to the first floor.

KITCHEN 2.19m x 4.34m (7'2" x 14'2")

Appointed with a range of light oak style units with granite effect tops to include a 1 1/2 bowl resin sink with mixer tap and 2 cupboards under, space and plumbing for an automatic washing machine, a further 5 base units, space for an upright fridge/freezer, an additional 4 units at eye level, metro tiling to the splash areas, inset electric hob with chimney style extractor over and oven under, radiator, wall mounted gas fired central heating boiler and Pvcu double glazed window to the side aspect

UTILITY AREA 1.04m x 2.24m (3'5" x 7'4")

Fitted wall shelving and Pvcu side door.



LANDING

With radiator and access to the roof space.

BEDROOM 1 3.23m x 3.86m (10'7" x 12'8")

A forward facing double room with Pvcu double glazed window and radiator.

BEDROOM 2 2.98m x 3.59m (9'10" x 11'10")

A rear facing room with radiator, Pvcu double glazed window and additional recess.

BATHROOM 2.13m x 4.23m (7'0" x 13'11")

Appointed with a modern suite in white to include a bath with tiled side panels, close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure with both rain water head and hand held attachment, radiator, extractor fan and Pvcu double glazed window.

OUTSIDE

Immediately to the rear and side of the home there is a timber decked walkway and seating area which overlooks and neat lawn. The side boundaries are marked by timber fencing and a useful brick sore completes the home.

NOTE

There is a legally established pedestrian right of way in favour of number 35 Brooklands Avenue across the rear of the adjoining 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.

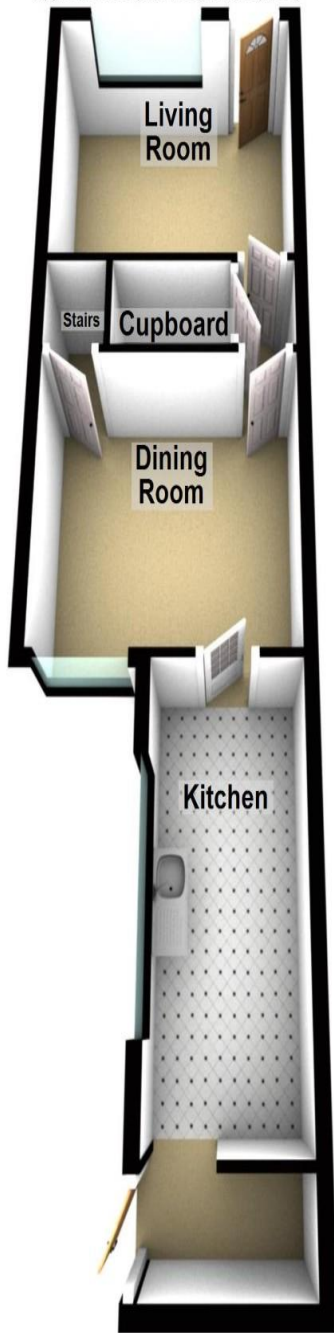
FLOOR PLANS

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 0.00m x 0.00m (0'0" x 0'0")

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
Approx. 39.2 sq. metres (421.7 sq. feet)

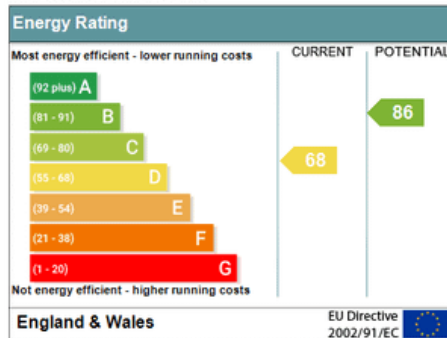


First Floor
Approx. 39.2 sq. metres (421.7 sq. feet)





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