



Estate Avenue, Broughton



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£172,500



Key Features

- NO UPWARD CHAIN
- FIELD SIDE VIEWS
- LONG REAR GARDEN
- KITCHEN WITH APPLIANCES
- DUAL ASPECT LOUNGE
- 2 CAR PARKING
- EPC RATING D
- FREEHOLD





Offered with the benefit of no upward chain this traditional 3 bedroom semi detached house with garage and 2 car parking enjoys side views to open fields yet is convenient for the town amenities. Considered to be an ideal first family home it features a well appointed kitchen with integrated appliances and separate utility area, a dual aspect lounge and a first floor family bathroom. The long rear gardens are secure for both children and pets.

VIRTUAL TOUR
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ENTRANCE

A Pvcu door opens to the hall with laminated flooring, radiator and stair to the first floor.

CLOAK ROOM

Appointed with a modern close coupled wc, radiator. Pvcu double glazed window and laminated flooring.

LOUNGE 3.24m x 5.45m (10'7" x 17'11")

A generous dual aspect room with Pvcu double glazed windows to the front and rear, reconstituted stone fireplace with marbled back and hearth and inset coal effect fire, coving and 2 radiators.

KITCHEN 4.04m x 3.15m (13'4" x 10'4")

Extensively appointed with a range of white fronted units with beech style work tops to include an inset 1 1/2 bowl stainless steel sink with 5 units under, a range of integrated appliances to include a dishwasher, refrigerator, freezer and washing machine together with a further 5 base units, an inset 4 burner stainless steel gas hob with chimney style extractor over and oven under, an additional 9 units at eye level together with an open fronted shelf display cabinet, tiled splash areas, radiator, Pvcu double glazed window overlooking the garden, coving, tiled floor and arch to



UTILITY/ENTRANCE

Appointed with a matching worktop with drawer unit under, 2 larger stores, radiator, tiled floor, 2 further units at eye level, coving and Pvcu entrance door.

LANDING

Pvcu double glazed window to the rear aspect, access to the roof space, radiator and Linen cupboard.

BEDROOM 1 3.13m x 3.67m (10'4" x 12'0")

(MAX MEASUREMENTS) A forward facing double room with Pvcu double glazed window, radiator, coving and a range of fitted furniture to include 1 double, 1 gentlemen' and 1 single wardrobes.

BEDROOM 2 3.72m x 3.27m (12'2" x 10'8")

(MAX MEASUREMENTS) A further forward facing double room with fitted beech style wardrobes forming a bedhead recess with storage over, radiator and Pvcu double glazed window.

BEDROOM 3 2.36m x 2.42m (7'8" x 7'11")

Enjoying views over the rear garden with Pvcu double glazed window, radiator and built in double hanging cupboard.

BATHROOM 1.95m x 1.66m (6'5" x 5'5")

Appointed with a suite in white to include a pedestal wash hand basin, close coupled wc, panelled bath with mains shower over, laminated flooring, tiling to half height and to the shower area, radiator and Pvcu double glazed window.

OUTSIDE

The property is fronted by a picket fence beyond which there is a neat lawn . A flagged reception drive opens to the gated side drive with single detached panelled garage beyond. The extensive rear gardens are laid to lawn with panel fencing and a timber shed completes the home.

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.

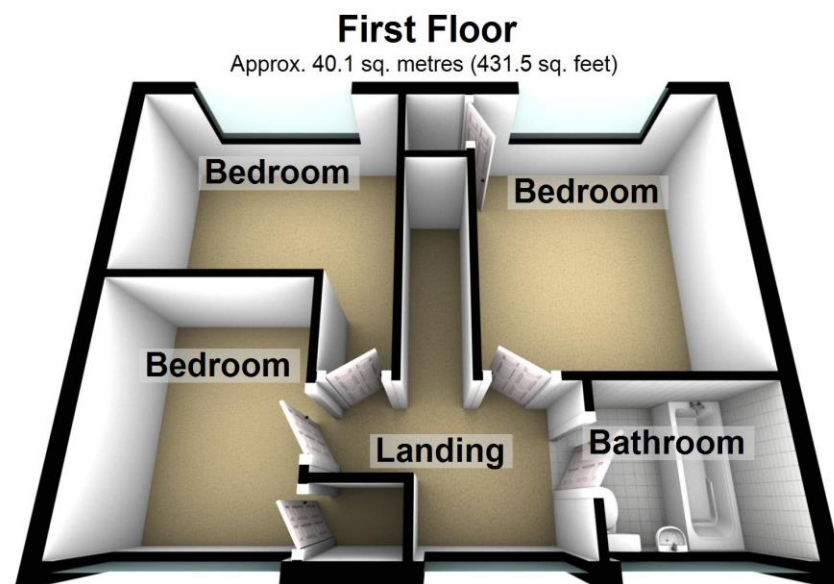
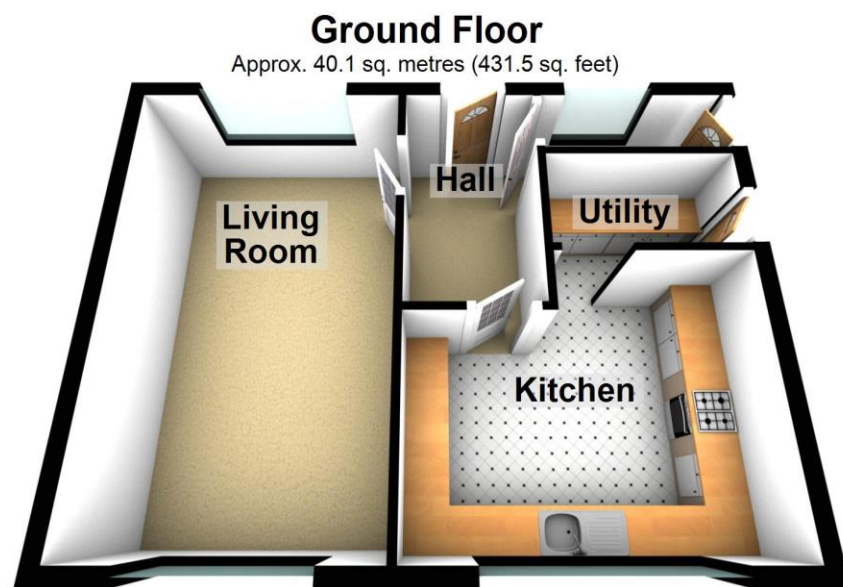
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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. 80.2 sq. metres (863.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

