



High Street, Broughton



3



1



2

£180,000



Key Features

- EXTENDED FAMILY HOME
- 3 CAR PARKING
- STUNNING KITCHEN
- LOG BURNER
- BARBECUE AREA
- COUNCIL TAX BAND A
- EPC D





Seeing is believing.

Internal inspection is essential to fully appreciate what this extended family home has to offer. The excellent modern kitchen with integrated appliances opens to a sitting room with log burning stove to create a superb relaxed social space whilst the bay fronted lounge affords a space for quiet relaxation. The ground floor bathroom is complemented by a first floor cloakroom which serves the 3 bedrooms. An added bonus is the vehicle access to a 3 car reception area which could be potential garage space. The private barbecue and seating area overlooks the long, sloping rear garden which is ideal for both easy socialising or family games.

VIRTUAL TOUR

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LOUNGE 3.68m x 3.81m (12'1" x 12'6")

A forward facing room for those quiet evenings with square walk-in double glazed bay and contemporary styled light timber fire surround with inset pebble effect electric fire.

SITTING ROOM 3.67m x 3.75m (12'0" x 12'4")

Connecting to the kitchen to form a large open plan living area ideal for modern family life and relaxed entertaining the room is centred on the beamed fireplace with inset cast iron log burning stove. There are also 2 windows to the side aspect together with access to the stairs. A squared archway opens to the kitchen.

KITCHEN 4.15m x 3.57m (13'7" x 11'8")

Refurbished to include an extensive range of high and low light grey fronted units with complementary work tops including a ceramic sink unit, integrated dishwasher, refrigerator, freezer and microwave oven together with a 5 burner stainless steel range with ovens and extractor over, a further range of units at eye level, spot lighting, window to the side and glazed lantern window to the ceiling.



UTILITY/ENTRANCE 2.1m x 1.41m (6'11" x 4'7")

A practical space with a further range of matching grey fronted units and worktop, plumbing for an automatic washing machine, freezer space and rear personnel door.

BATHROOM 1.89m x 2m (6'2" x 6'7")

Appointed with a modern suite in white to include a close coupled wc, pedestal wash hand basin, bath with mixer tap and electric shower over, spot lighting and ceramic tiling to the splash and shower areas.

LANDING

Access to the roof space.

BEDROOM 1 3.7m x 3.17m (12'1" x 10'5")

A forward facing double room with radiator.

BEDROOM 2 3.78m x 2.77m (12'5" x 9'1")

A further rear facing double room with radiator and deep linen cupboard housing the gas fired combination boiler.

BEDROOM 3 3.32m x 1.89m (10'11" x 6'2")

A rear facing room with radiator and part sloping ceiling.

CLOAKROOM

A useful addition with close coupled wc, wall mounted wash hand basin and extractor fan.

OUTSIDE

The property is fronted by a timber fence and a high side gate allows access to the side entrance. Immediately to the rear there is a block paved 3 car reception parking area which could potentially house a garage if required. A timber screen fence and gate opens to a two tiered flagged barbecue area with covered seating and garden shed. A picket fence allows access to a further flagged patio which overlooks the long, sloping lawn.

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

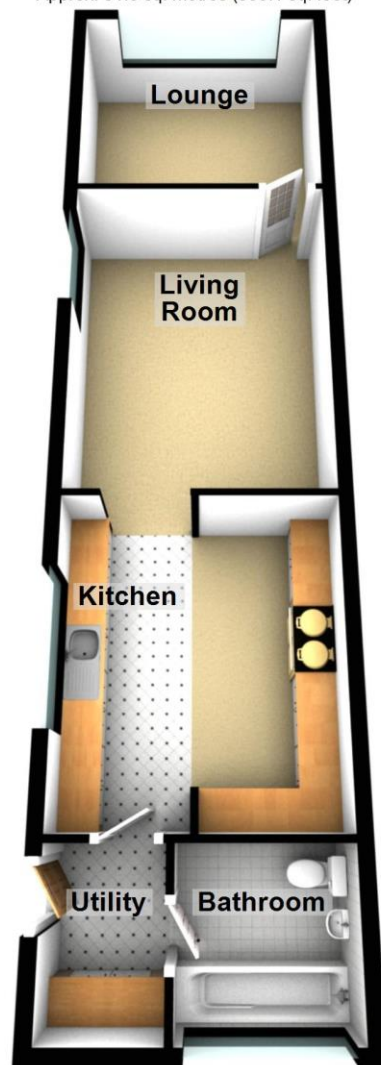
[CLICK HERE](#)





Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)




First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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