



George Street, Broughton



£150,000



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Key Features

- NO UPWARD CHAIN
- LONG REAR GARDENS
- SHOWER ROOM
- 2 CAR RECEPTION PARKING
- ESTABLISHED AREA
- COUNCIL TAX BAND A
- EPC RATING TBC
- FREEHOLD





Offered with NO UPWARD CHAIN this traditional semi detached bungalow offers 2 bedroom accommodation within an established residential area. The long, enclosed gardens are ideal for the keen gardener as well as proving the possibility for extending if required. The home currently includes a kitchen, bay fronted lounge and shower room with 3 piece suite together with 2 car reception parking.

ENTRANCE

A side porch with Pvcu doors to the front and rear allows access to

KITCHEN 3.22m x 2.56m (10'7" x 8'5")

Appointed with a range of light fronted units with contrasting wood grain style tops to include a single stainless steel sink unit, space and plumbing for an automatic washing machine, 2 further base units together with an additional 3 units at eye level, coving, tiled walls, radiator and Pvcu window to the side aspect.

LOUNGE 4.43m x 2.97m (14'6" x 9'8")

A forward facing bay fronted room with paneling to one wall with built in storage, radiator, coving and wall mounted gas fire with back boiler. (maximum measurements.)

BEDROOM 1 3.37m x 3.33m (11'1" x 10'11")

A rear facing double room with Pvcu door and window to the rear garden, radiator and coving.

BEDROOM 2 2.57m x 2.1m (8'5" x 6'11")

A further rear facing room with Pvcu window, radiator and coving.

SHOWER ROOM 2.56m x 1.47m (8'5" x 4'10")

A fully tiled room appointed with a suite in white to include a glazed and paneled walk-in enclosure with electric shower, close coupled wc, vanity basin, radiator, Pvcu window and access to the roof space.



OUTSIDE

The property is fronted by a fence beyond which there is a 2 car, flagged reception area. Immediately to the rear there is a large flagged patio with substantial timber Shed. The remainder of the long garden includes a series of bark topped planting areas together with a further flagged amenity area with timber framed green house. The side and rear boundaries are secured by timber panel fencing.

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 . 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 Falllowell 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.

