



Ermine Street , Broughton



3



1



2

£160,000



Key Features

- NO ONWARD CHAIN
- WOODLAND VIEWS
- TRADITIONAL SEMI HOME
- SECURE REAR GARDENS
- CLAW FOOT BATH
- SOLAR PANELS
- EPC RATING B
- FREEHOLD





Enjoying views towards mature woodland this traditional semi detached family home offers well proportioned and flexible 3 bedroom accommodation on the fringe of the popular village of Broughton. The home is slightly elevated and the broad reception area and attached garage ensures a warm welcome for friends and family alike and the enclosed gardens offer a good degree of security for both children and pets.

ENTRANCE

A Pvcu door opens to a porch with timber cladding and a Carolina door opens to

HALL

A central space with laminated flooring, radiator, cornice, wainscot panels and stair to first floor with storage spaces.

CLOAK ROOM

Appointed with a suite to include a high flush wc, wash hand basin, radiator and Pvcu window.

DINING ROOM 3.34m x 3.63m (11'0" x 11'11")

Enjoying views to the enclosed rear gardens with exposed floor boards, delft rail, coving, serving hatch, sliding patio doors, dado rail, radiator and twin multi pane doors to lounge.

LOUNGE 4.47m x 3.63m (14'8" x 11'11")

A traditionally appointed room with square bay window to the front, radiator, coving and reconstituted stone fire place with gas effect stove.

KITCHEN 4.87m x 1.97m (16'0" x 6'6")

Appointed with a range of farmhouse pine style fronted high and low units with contrasting worktops and including a Belfast style deep glazed sink with cupboards under and timber drainer, plumbing for an automatic washing machine, integrated dishwasher, space for an under the counter refrigerator, radiator, Pvcu windows to two aspects and matching door to conservatory.



CONSERVATORY 5.24m x 2.5m (17'2" x 8'2")

A useful space built of Pvcu panels over brick plinths with translucent roof with radiator, tiled floor, wide French doors to the garage and French door to the garden.

LANDING

Gallery rail, access to the roof space and wainscot panelling.

BEDROOM 1 3.83m x 2.83m (12'7" x 9'4")

A forward facing double room with Pvcu double glazed window overlooking the woods, spotlights, radiator, coving and a range of fitted wardrobes with sliding doors to one wall.

BEDROOM 2 3.64m x 3.01m (11'11" x 9'11")

A further double room with Pvcu double glazed window overlooking the gardens, radiator, spotlights, coving and fitted wardrobes with sliding doors to one wall.

Bedroom 3 2.65m x 2.14m (8'8" x 7'0")

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

BATHROOM

A traditionally style room with freestanding double ended, claw foot bath with side mixer shower attachment, close coupled wc, pedestal wash hand basin, wainscot panelling, tiled walls and floor, radiator and Pvcu double glazed window.

OUTSIDE

The property occupies an elevated position opposite Manby Woods and is fronted by a broad block paved reception area beyond which there is an attached garage with roller door, wall mounted gas fired combination boiler, solar panel control unit and garden tap. To the rear of the property a timber deck overlooks an enclosed garden which is mainly laid to lawn with attendant shrub borders.

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 B. 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.





