



South View, Broughton

 3  1  2

£180,000



Key Features

- GENEROUS TRADITIONAL SEMI HOME
- 5 CAR DRIVE
- DOUBLE GARAGE
- ENCLOSED REAR GARDENS
- CAST IRON STOVE
- COUNCIL TAX BAND A
- EPC RATING TBC
- FREEHOLD





An excellent opportunity to acquire a generously proportioned semi detached family home with extensive parking and double garage in an established residential location. The home includes 2 reception rooms, one with cast iron stove, and a medium oak style kitchen. A traditionally appointed family bathroom completes the ground floor. The garage offers outstanding opportunities for the keen hobbyist and the rear gardens enjoy a surprising amount of privacy.

Great first family home.

ENTRANCE

A side door with adjoining window opens to the hall with laminated floor, dado rail, coving and stair to the first floor.

LOUNGE 3.96m x 3.66m (13'0" x 12'0")

A dual aspect room with Pvcu windows to the front and side, radiator, coving, picture rail and brick built open fireplace with side plinths and flagged hearth.

DINING ROOM 3.96m x 3.66m (13'0" x 12'0")

A further traditionally appointed room with Pvcu double glazed window to the side aspect, radiator, coving, dado rail and brick built fireplace with side shelving, quarry tiled hearth and inset cast iron stove. A squared arch and step down leads to the kitchen.

KITCHEN 3.02m x 2.71m (9'11" x 8'11")

Appointed with a range of medium oak style high and low units with complementary work tops and including an inset stainless steel sink unnti with 4 cupboards under, a further 5 base units together with 6 units at eye level, space for an upright fridge/freezer, gas cooker point with extractor over, tiled to half height, coving and Pvcu double glazed window

SIDE ENTRANCE

Pvcu door and storage space.

BATHROOM 2.73m x 1.79m (9'0" x 5'11")

A fully tiled room appointed with a suite to include a close coupled wc, pedestal wash hand basin, bath with mains fed shower over, coving, radiator and Pvcu double glazed window.

UTILITY 2.79m x 1.83m (9'2" x 6'0")

Serving as side entrance with space and plumbing for an automatic washing machine, wall mounted gas fired heating boiler and Pvcu door.

LANDING

With coving, dado rail and skylight.

BEDROOM 1 4.38m x 3.96m (14'5" x 13'0")

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

BEDROOM 2 3.65m x 3.06m (12'0" x 10'0")

A further double room with Pvcu window to the side aspect and radiator.

BEDROOM 3 3.04m x 2.84m (10'0" x 9'4")

(2 steps down from the landing.) The final room with Pvcu double glazed window to the rear and radiator.

OUTSIDE

The property is fronted by a wall and gates open to the neat lawned garden. A 5 car concrete side drive leads to the rear double garage 95.52m x 5.86m)roller door, light and power, personnel door and double glazed windows. Immediately to the rear of the garage there is a block paved terrace which overlooks the enclosed rear gardens which is again laid to lawn with 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 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.





