# NEWTONFALLOWELL



Yarborough Crescent, Broughton









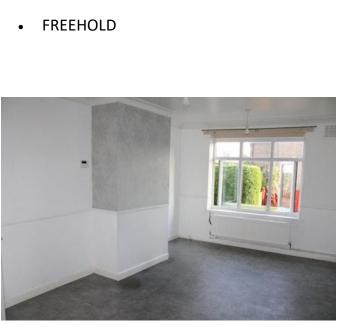






# **Key Features**

- NO UPWARD CHAIN
- ESTABLISHED POSITION
- BEING REFURBISHED
- NEW KITCHEN
- ENCLOSED GARDEN
- 3 CAR DRIVE
- EPC RATING C















### NO UPWARD CHAIN

Situated in an established residential area. discreetly situated off the village centre, this 3 bedroom semi detached house is being refurbished to provide an outstanding first family home with both reception parking and a garage. Improvements before purchase include a contemporary light grey kitchen with oven, hob and extractor, new french and rear doors, carpets to the first floor and decoration throughout - all brand new. This well lit home includes a front entrance Hall giving privacy from the street and opening to a generous dual aspect through lounge diner- ideally suited to modern family life. The refurbished kitchen and useful cloak room complete the ground floor. The first floor bedrooms are served by a family bathroom with 3 piece suite in white. Naturally the property benefits from gas heating and Pvcu double glazing. In addition to the 3 car reception drive there is a brick built detached single garage which will feature a brand new door.

The enclosed courtyard style, rear garden offers a good degree of security and privacy and is hard landscaped to create a relaxed social space.

Furthermore the early viewer may be able to have the opportunity to have input into the refurbishment. Your home - Your choice.

**ENTRANCE HALL** 

CLOAK ROOM 1.58m x 0.97m (5'2" x 3'2")

LOUNGE 3.27m x 3.96m (10'8" x 13'0")

DINING AREA 4.97m x 1.9m (16'4" x 6'2") (INCLUDING STAIR WELL)

KITCHEN 2.97m x 2.45m (9'8" x 8'0")

**LANDING** 

BEDROOM 1 3.98m x 3.28m (13'1" x 10'10")

BEDROOM 2 2.94m x 2.26m (9'7" x 7'5")

BEDROOM 3 2.15m x 1.9m (7'1" x 6'2")

BATHROOM 2.85m x 1.6m (9'5" x 5'2")

# **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 FLOORPLANS

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.

NB 2<sup>nd</sup> Lounge picture has been edited to show the fireplace removed.



