



Yarborough Crescent, Broughton



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£180,000



Key Features

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





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 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.

NB 2nd Lounge picture has been edited to show the fireplace removed.

