



- Well Presented End Terrace House
- 3 Well Proportioned Bedrooms
- Dining Room opening to Kitchen
- Modern Bathroom
- New Boiler November 2022
- Generous Gardens
- Allocated Parking Space
- Council Tax Band: A

Trinity Court, Broughton, DN20 0SJ,
£145,000





Starkey&Brown are delighted to offer for sale this well presented end terrace property on Trinity Court, Broughton. Occupying a great plot, the property comes complete with an allocated parking space and larger than average gardens to the side and rear. The internal accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an open plan layout including lounge, dining room and kitchen. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Hall

Having door to the front aspect, radiator and stairs rising to the first floor.

Lounge

15' 6" x 13' 1" (4.72m x 3.98m)

Having double glazed window to the front aspect, radiator, under stairs storage space and opening to dining room.

Dining Room

8' 5" x 8' 5" (2.56m x 2.56m)

Having double glazed French doors opening onto the rear garden, radiator and opening to the kitchen.

Kitchen

6' 2" x 8' 5" (1.88m x 2.56m)

Having double glazed window to the rear aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, space for full height fridge freezer, space/plumbing for washing machine and gas central heating boiler (fitted November 2022).

First Floor Landing

Having loft access.

Bedroom 1

9' 2" x 13' 0" (2.79m x 3.96m)

Having double glazed window to the front aspect and radiator.

Bedroom 2

9' 2" x 8' 7" (2.79m x 2.61m)

Having double glazed window to the rear aspect and radiator.

Bedroom 3

6' 7" x 8' 4" (2.01m x 2.54m)

Having double glazed window to the front aspect, radiator and over stairs storage cupboard.

Bathroom

6' 4" x 5' 4" (1.93m x 1.62m)

Having double glazed window to the rear aspect, radiator, wash hand basin, low level WC and bath with shower over.

Outside Front

Having one allocated parking space, a pathway to the front door and a gate to the side leading to gardens.

Gardens

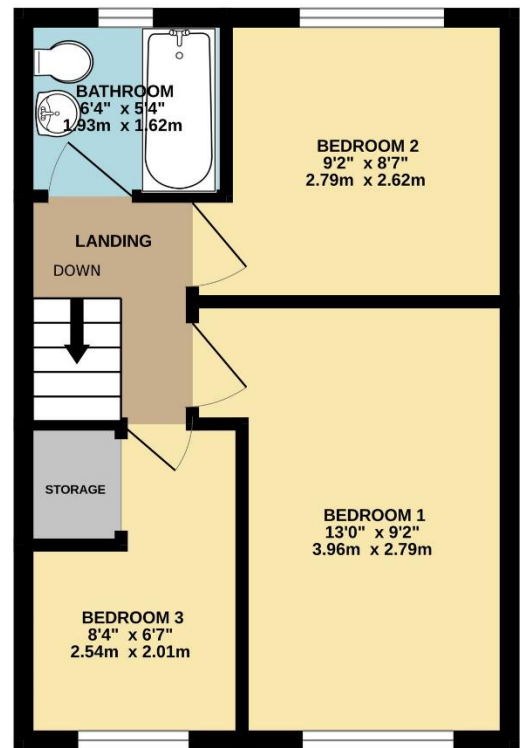
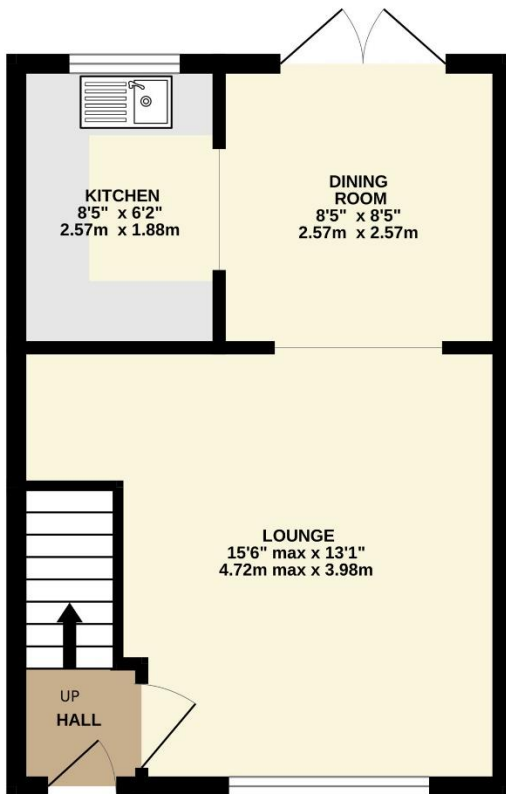
The property boasts extensive gardens to the side and rear which are larger than average and offer a good degree of privacy to the rear. The gardens are mainly laid to lawn with a fenced surround, a range of shrubs, plants and trees, paved patio area and sheds.





GROUND FLOOR

1ST FLOOR



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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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