



- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Well Presented Kitchen & Bathroom
- Off Street Parking
- 26ft4 Garage
- Front & Rear Gardens
- Sought After Location

Brooklands Avenue, Broughton, DN20 0DP,  
£225,000







Starkey&Brown are pleased to offer for sale this well presented detached bungalow in this sought after location in the ever popular town of Broughton. The property offers spacious and flexible accommodation briefly comprising of 3 bedrooms, lounge, separate dining room, kitchen and bathroom with four piece suite. Externally, the property boasts front and rear lawned gardens, off street parking and a 26ft4 garage. The bungalow sits in a fantastic elevated position and an internal viewing is highly recommended, call today to arrange an appointment! Freehold. Council tax band: C





## Porch

Having uPVC double glazed door to the front aspect and door into hall.

## Hall

Having radiator and coved ceiling.

## Lounge

12' 2" x 15' 2" (3.71m x 4.62m)

Having uPVC double glazed windows to the front and side aspects, radiator, coved ceiling and feature fireplace.

## Dining Room

12' 2" x 14' 7" (3.71m x 4.44m)

Having two windows to the side aspects, coved ceiling, radiator and built in cupboard.

## Kitchen

11' 2" x 8' 9" (3.40m x 2.66m)

Having uPVC double glazed window and door to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, ceiling spotlights and space/plumbing for white goods.

## Bedroom 1

10' 4" x 13' 2" (3.15m x 4.01m)

Having uPVC double glazed window to the front aspect, radiator and fitted wardrobes.

## Bedroom 2

10' 4" x 9' 9" (3.15m x 2.97m)

Having uPVC double glazed window to the front aspect and radiator.

## Bedroom 3

10' 4" x 10' 3" (3.15m x 3.12m)

Having uPVC double glazed window to the side aspect, uPVC double glazed French doors to the rear aspect, panelled bath, shower cubicle, wash hand basin, low level WC, extractor, heated towel rail, tiled flooring and part tiled walls.

## Garage

11' 8" x 26' 4" (3.55m x 8.02m)

Having up and over door, door and window into the garden, light and power.

## Outside Front

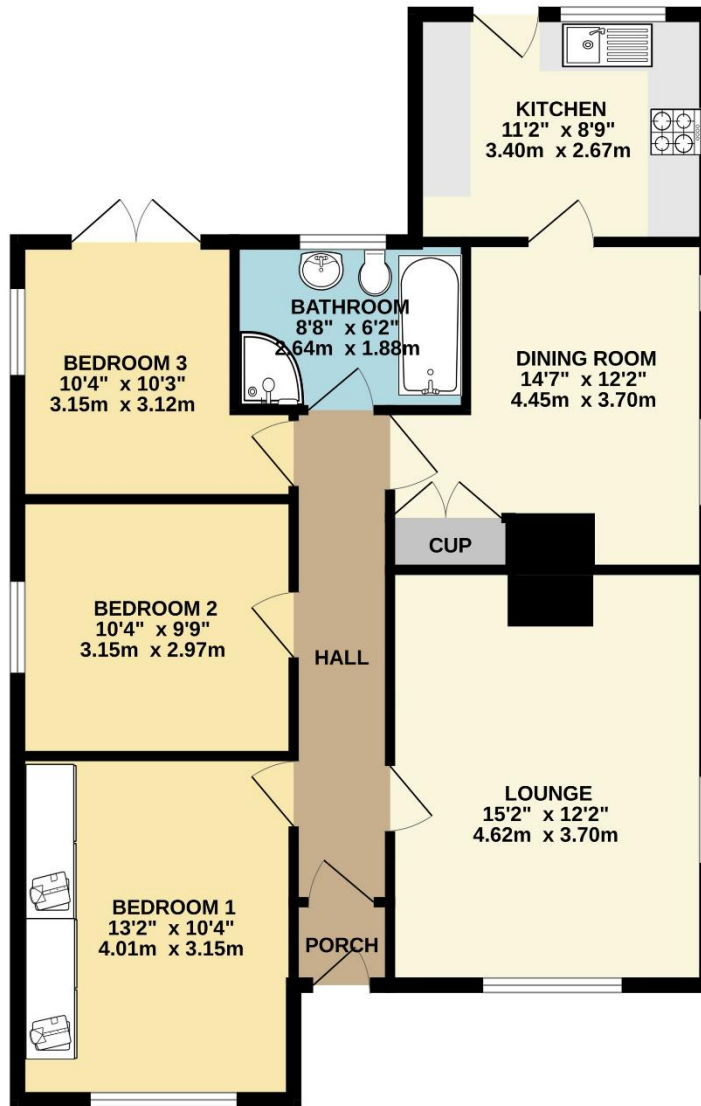
A driveway provides off street parking for numerous vehicles and leads to the garage. There is also a lawned garden with wall front and access down either side to the rear of the property.

## Outside Rear

The rear garden is mainly laid to lawn with a paved patio area, pebbled area with dwarf wall surround and a range of shrubs/trees.



## GROUND 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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