



- Ideal First Time Buyer Home
- Semi Detached House
- Owned Solar Panels
- 2 Double Bedrooms (Recently Redecorated)
- Large Rear Garden
- Off Street Parking
- Garage
- Chain Free!

South View, Broughton, DN20 0EY,
£170,000





CHAIN FREE! OWNED SOLAR PANELS! LARGE REAR GARDEN! Available to purchase in the popular area of Broughton, this well presented semi detached house on South View has **NO ONWARD CHAIN!** The accommodation briefly comprises of 2 double bedrooms (recently redecorated) and a bathroom to the first floor, whilst downstairs boasts an entrance hall, 17ft9 lounge and kitchen/diner overlooking the rear garden. Outside the property has off street parking for numerous vehicles, garage and a generously sized rear garden which is mainly laid to lawn. The property also benefits from **OWNED SOLAR PANELS** (22 year warranty) including a battery pack (12 year warranty) which stores the excess electricity generated by the solar panels during daylight hours! An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Hall

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

Lounge

13' 0" max x 17' 9" max (3.96m x 5.41m)

Having double glazed windows to the front and side aspects, two radiators, feature fire, coved ceiling and under stairs storage cupboard.

Kitchen

13' 0" x 10' 4" (3.96m x 3.15m)

Having double glazed window to the rear aspect, door to the side aspect, wall and base units with work surfaces over, sink and drainer unit, radiator, breakfast bar and space/plumbing for white goods.

First Floor Landing

Having double glazed window to the front aspect and access to the loft.

Bedroom 1

13' 1" x 10' 3" (3.98m x 3.12m)

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

Bedroom 2

9' 9" x 11' 3" (2.97m x 3.43m)

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

Bathroom

9' 9" x 6' 4" (2.97m x 1.93m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, low level WC, radiator and storage cupboard.

Garage

9' 5" x 19' 5" (2.87m x 5.91m)

Having up and over door, window to the side, light, power and newly fitted roof (mid 2022, 25 year guarantee).

Outside Front

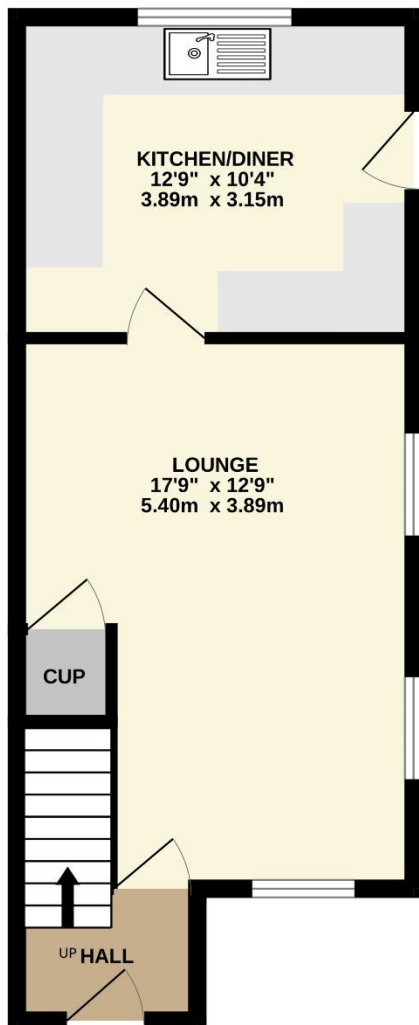
Having a lawned front garden, off street parking for numerous cars, access to the garage and side gate leading to the rear garden.

Outside Rear

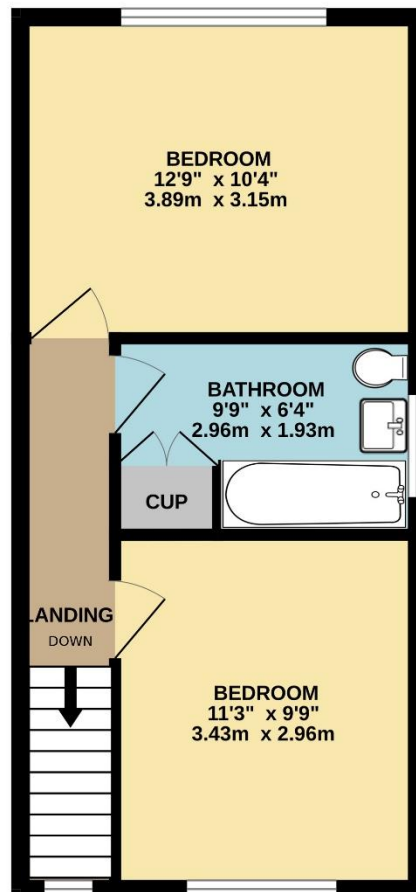
The rear garden is generous in size and mainly laid to lawn with a fenced border, shed and patio area.



GROUND FLOOR



1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE