



- Semi Detached Bungalow
- 3 Well Proportioned Bedrooms
- Modern Family Bathroom
- 17ft3 Kitchen/Breakfast Room

- Bay Fronted Lounge
- Off Street Parking with EV Charger
- Enclosed Rear Garden
- Sought After Location

George Street, Broughton, DN20 0LA,
£162,500



Starkey&Brown are delighted to offer for sale this beautifully presented semi detached bungalow with modern interiors throughout. The accommodation briefly comprises of 3 well proportioned bedrooms, modern family bathroom, bay fronted lounge and impressive 17ft3 kitchen/breakfast room. Additional features include a modern gas central heating boiler (fitted 2022), uPVC double glazing, off street parking for multiple cars, EV charging point and an enclosed rear garden which is mainly laid to lawn with a block paved area. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Lounge

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

Kitchen/Breakfast Room

7' 8" x 17' 3" (2.34m x 5.25m)

Having uPVC double glazed window and door to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in double oven, built in induction hob with remote control extractor over, space/plumbing for white goods, space for fridge freezer, radiator and breakfast bar.

Bedroom 1

10' 5" x 10' 4" (3.17m x 3.15m)

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

Bedroom 2

6' 10" x 9' 5" (2.08m x 2.87m)

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

Bedroom 3

10' 6" x 6' 4" (3.20m x 1.93m)

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

Family Bathroom

7' 4" x 4' 5" (2.23m x 1.35m)

Having uPVC double glazed window to the front aspect, panelled bath with rainfall shower and additional handheld shower over, wash hand basin, low level WC, extractor fan, heated towel rail and loft access.

Inner Hall

Having radiator and uPVC double glazed French doors into the garden.

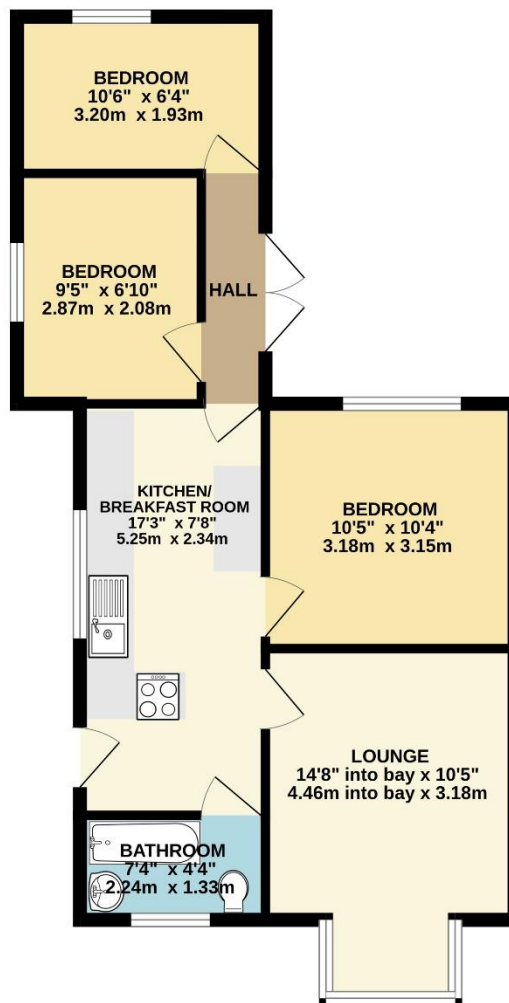
Outside

A block paved front provides off street parking for numerous vehicles and also has an EV charging point. The block paving extends to the side which has a socket, outside tap and gate to the rear garden. The rear garden is mainly laid to lawn with a fenced surround, hedge and block paved area - ideal for seating/entertaining.





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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