

36 ST. BERNARD CLOSE
BRIGG, DN20 0HS

£165,000
FREEHOLD

A fantastic opportunity for a young family or first-time buyer to acquire this well-presented semi-detached home, ideally located in the heart of Broughton.



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DESCRIPTION

Located in the sought-after area of Broughton, this lovely semi-detached home on St. Bernard Close offers a perfect opportunity for first-time buyers or investors alike.

Beautifully presented in neutral décor throughout, the property feels fresh, light, and airy, creating a welcoming space ready to move straight into.

The ground floor begins with an inviting entrance hallway leading into a forward-facing living room, ideal for relaxing. To the rear, you'll find a spacious kitchen breakfast room, offering plenty of room for dining and everyday family living. This flows seamlessly into a thoughtfully added sunroom extension, complete with French doors opening onto the rear garden—perfect for enjoying natural light all year round.

Upstairs, the property offers two generous double bedrooms along with a third single bedroom, ideal as a nursery, office, or dressing room, alongside a well-appointed family bathroom.

Externally, the home benefits from off-road parking and a garage, as well as a lovely enclosed rear garden, providing a safe and private outdoor space.

With vacant possession offered, this property ensures a smooth and straightforward purchase. There remains excellent potential to put your own stamp on the home, making it an exciting prospect for buyers looking to personalise.

Living Room

Measuring 4.91m x 3.88m,

This light and inviting space features coving to the ceiling, a uPVC double glazed window to the front aspect, a radiator, and a useful under-stairs storage cupboard.

Kitchen Breakfast Room

At 4.84m x 2.36m,

The kitchen is fitted with a range of shaker-style wall and base units, complemented by wood-effect laminate worktops. There is space for a gas oven and hob, along with plumbing for both a washing machine and dishwasher. The room flows seamlessly into the dining area, offering ample space for a four-seater table, and French doors leading through to the sun room.

Sun Room

Measuring (3.63m x 2.86m) i

Filled with natural light and features ceiling spotlights, a radiator, and French doors opening onto the rear garden—perfect for relaxing or entertaining.

Bedroom One

Measuring 3.82m x 2.92m,

With a uPVC double glazed window, ceiling light, and radiator.

Bedroom Two

Measuring at 3.66m x 2.94m, also benefiting from a uPVC double glazed window, ceiling light, and radiator.

Bedroom Three

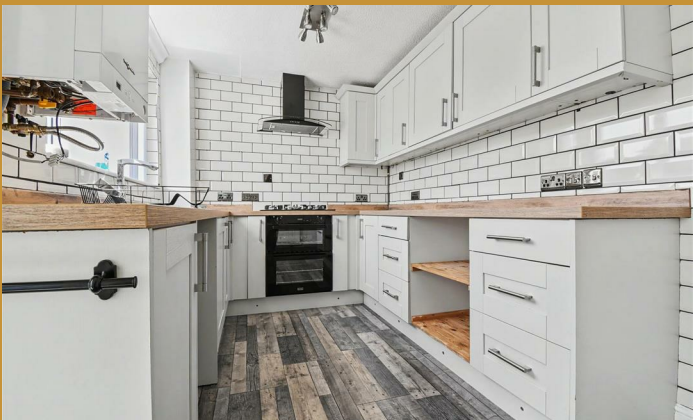
Measuring 1.81m x 2.84m, this room is ideal as a child's bedroom, nursery, or home office, complete with spotlighting, a uPVC double glazed window, and radiator.

Bathroom

The family bathroom (2.41m x 1.79m) is fitted with a panelled bath with shower over, low-level WC, and hand wash basin. It also features a uPVC double glazed window, ceiling light, and radiator.

External

To the front, the property boasts a well-maintained lawned garden and a driveway providing off-road



parking for two vehicles, leading to an attached single garage. The rear garden offers a patio area directly off the sun room, a lawned section, and a low-maintenance barked area—ideal for families with children.

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ADDITIONAL INFORMATION

Local Authority –

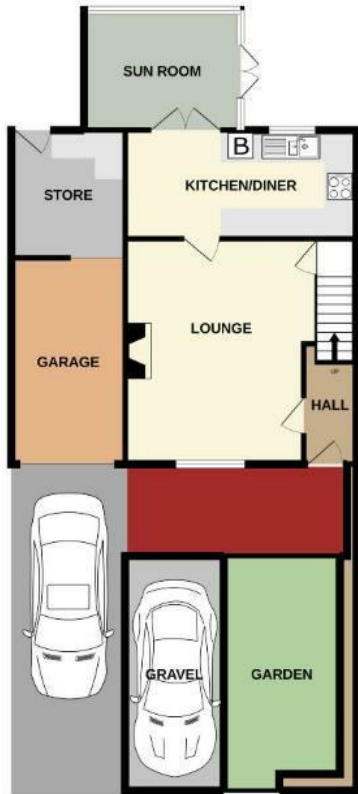
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 850.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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