Michael ANTHONY

Lithgows Avenue, Brooklands

£270,000 Freehold

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£270,000

Situated in the sought after area of Brooklands, this one bedroom semi-detached house is offered to the market with benefits such as, an open plan kitchen/living space, balcony, family bathroom, bedroom, carport, and gardens.

Property Description

ENTRANCE
Steel door to:

ENTRANCE HALL
Radiator, stairs rising to first floor landing, under stairs storage cupboard, doors to bedroom and bathroom, Amtico flooring.

LOUNGE/KITCHEN/DINER
Double glazed windows to front and side aspects, double glazed door to balcony. Fitted with a range of base and eye level units with rolled edge work surface over, oven and hob with extractor overhead, splashback tiling, single drainer sink unit with mixer tap attachment, built-in fridge freezer, built-in dishwasher, plumbing for washing machine, radiator, wall-mounted combi boiler, access to loft space.

LANDING
Double glazed window to side aspect.

BEDROOM ONE
Double glazed window to front aspect. Radiator, storage cupboard, Amtico flooring.

BATHROOM
Low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, radiator, fully tiled walls.

PARKING
Driveway parking.

FRONT GARDEN
Path to front door, outside light, flower and shrub beds.

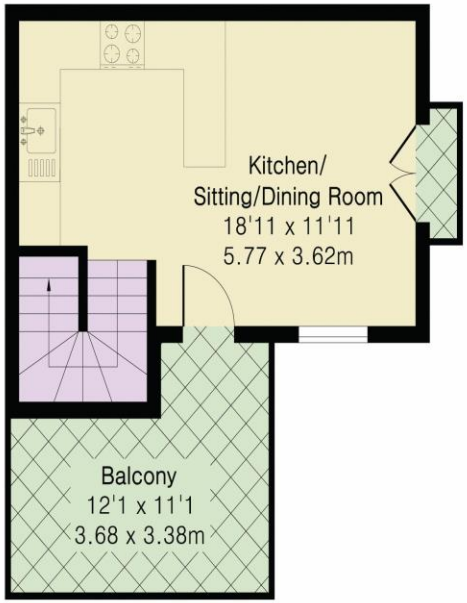
REAR GARDEN
Shed to remain, enclosed by timber fence panelling.

Approximate Gross Internal Area 504 sq ft - 46 sq m

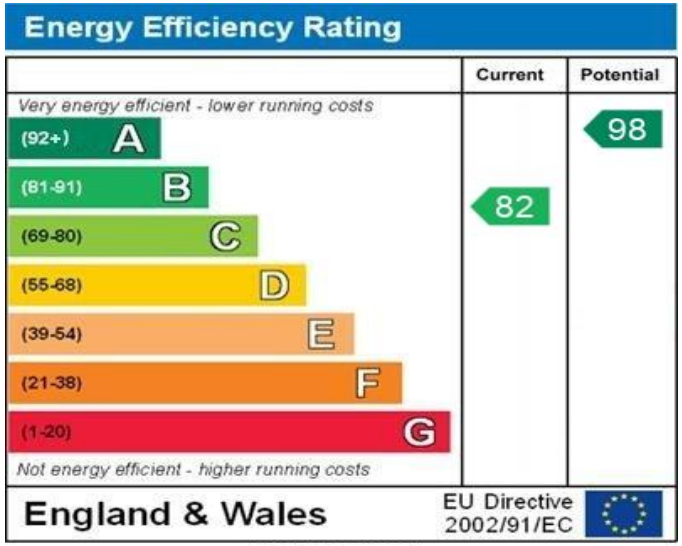
Ground Floor Area 252 sq ft – 23 sq m

First Floor Area 252 sq ft – 23 sq m

Ground Floor



First Floor



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PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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