



## 61 Broadway

Twydall, ME8 6DP

Offers in excess of £260,000



A superb opportunity in a popular location, this three bedroom terraced home is offered with NO CHAIN and provides plenty of scope for a first-time buyer to personalise. Enjoying serene woodland surroundings, the property benefits from a garage to the rear and is situated close to health clubs, excellent motorway links and local schools. Accommodation includes a good sized lounge, practical kitchen/diner, while upstairs offers 2 double bedrooms, a further single and bathroom. Externally the rear garden leads a useful garage, ideal for additional storage space or park a vehicle.

The location of this family home is particularly appealing enjoying a peaceful woodland surround.



## Entrance Door

## Porch

## Lounge

15'9 x 11'3 (4.80m x 3.43m)

## Kitchen/Diner

15'9 x 11'3 max (4.80m x 3.43m max)

## Stairs Up To

## Landing

## Bedroom 1

11'3 x 8'9 (3.43m x 2.67m)

## Bedroom 2

8'7 x 8'5 (2.62m x 2.57m)

## Bedroom 3

8'4 x 6'8 (2.54m x 2.03m)

## Bathroom

6'9 x 5'5 (2.06m x 1.65m)

## Garden

35'x 16' approx (10.67mx 4.88m approx)

## Garage

16'8 x 8'6 (5.08m x 2.59m)

## Important Notice -

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No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

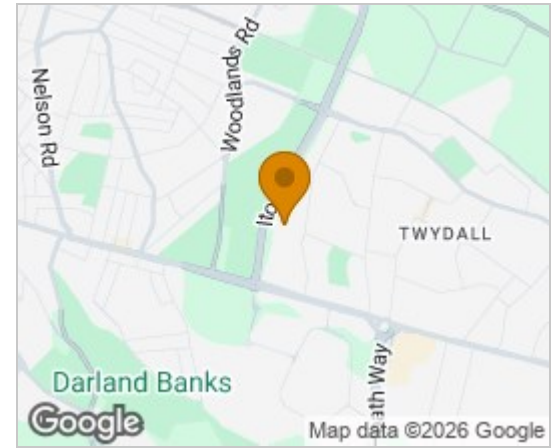
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

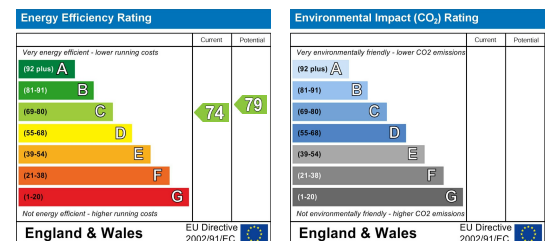
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.