

Church Street  
Broughton  
NN14 1LU

£250,000

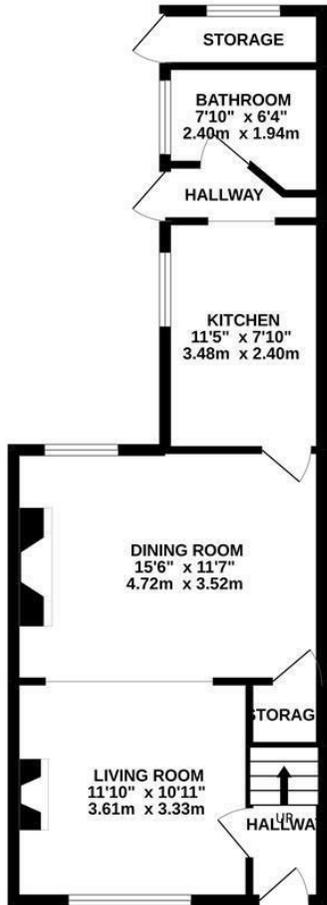


OSCAR JAMES

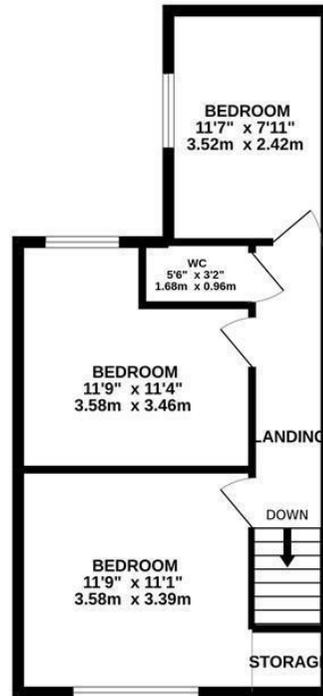
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# FLOOR PLANS

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Lounge



Kitchen



Three Bedrooms



Family Bathroom & WC



Good Sized Rear Garden



Off Road Parking & Garage



## WHAT'S GREAT?

Situated in the highly desirable village of Broughton is this deceptively spacious three bedroom cottage with views towards the village church.

Boasting great living space, in great condition throughout with the added bonus of OFF ROAD PARKING AND A GARAGE, and a refitted gas central heating boiler (still under warranty) with Hive system.

Stepping into the property to the entrance hall with stairs ascending to the first floor landing and a door taking you through to the large and bright open lounge/diner. This large living space boasts an open fire, double glazed windows to the front and rear aspect plus a generous storage cupboard. The kitchen is fitted with wall mounted and base level units with a roll-top work surface over, base level integrated electric oven with 4 ring gas hob and cooker hood over. The ground floor is completed by a utility area with door providing access to the rear garden and the bathroom with a 'P' shaped bath with shower attachment over.

The first floor of the property comprises the three bedrooms, the master at the front with a built in cupboard perfect for storage. The second bedroom is also a double, with a window looking to the rear over the courtyard garden. The third bedroom is a generous single room which also looks onto the courtyard garden. The first floor is completed with a cloakroom with WC and wash hand basin.

Externally there is a courtyard garden providing an ideal area for seating plus the generously sized main garden which is enclosed with wooden fence panels, boasts both a patio and lawn areas plus a vegetable patch and finished with colourful flowers. At the bottom of the garden is the oversized garage and off road parking space.

Call Oscar James to secure your appointment to view this superb home.

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# SELLER'S SECRET

I bought this house for the quiet location and the character features. I have done renovations to the property but I have seen my dream house and can't pass the opportunity. I hope the new owners are as happy here as I have been.



## Why we like it....

Deceptively spacious with three bedrooms, a brilliant rear garden plus off road parking and a garage all within the village of Broughton this is the perfect home bursting with character.

To buy or not to buy....

# OSCAR JAMES

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