



49 The Chase, Brackla

£160,000 Freehold

A very well presented and lovingly maintained two bedroom mid link house • New to market since construction • Available to purchase with no ongoing chain • Modern UPVC double glazing throughout • Contemporary fitted kitchen and shower room • Good sized bedrooms, both benefitting from built in storage • Beautifully landscaped tiered rear garden • Generous driveway off road parking to the front • Positioned within a quiet cul-de-sac on the popular development of Bracka • An ideal first time buyer or buy to let investor purchase

DanielMatthew
ESTATE AGENTS



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

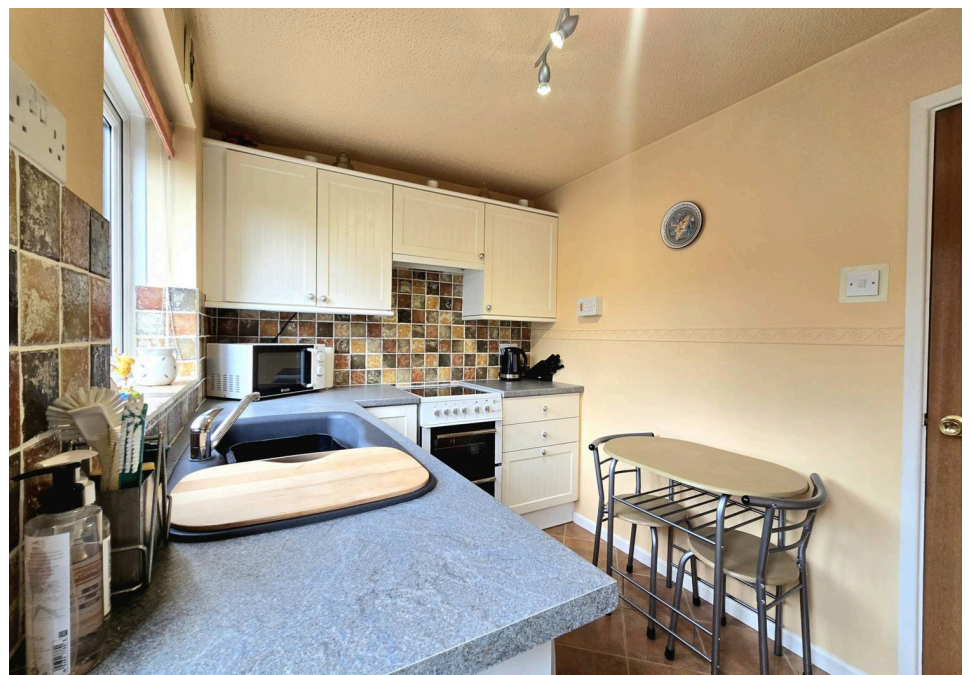
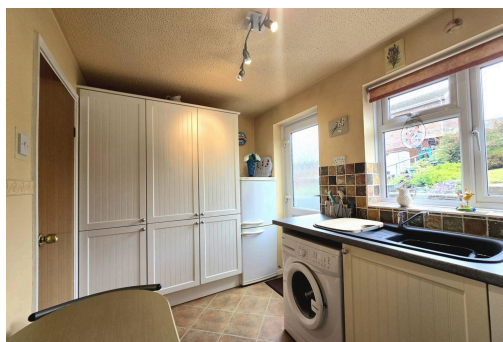


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EPC Environmental Impact Rating:





Hallway

The property is entered via a modern composite and glazed panel door into an entrance hallway, with fitted carpet flooring continuing onto the fixed staircase rising to the first floor accommodation and a doorway to the left hand side leading into the lounge/diner.

Lounge/Diner

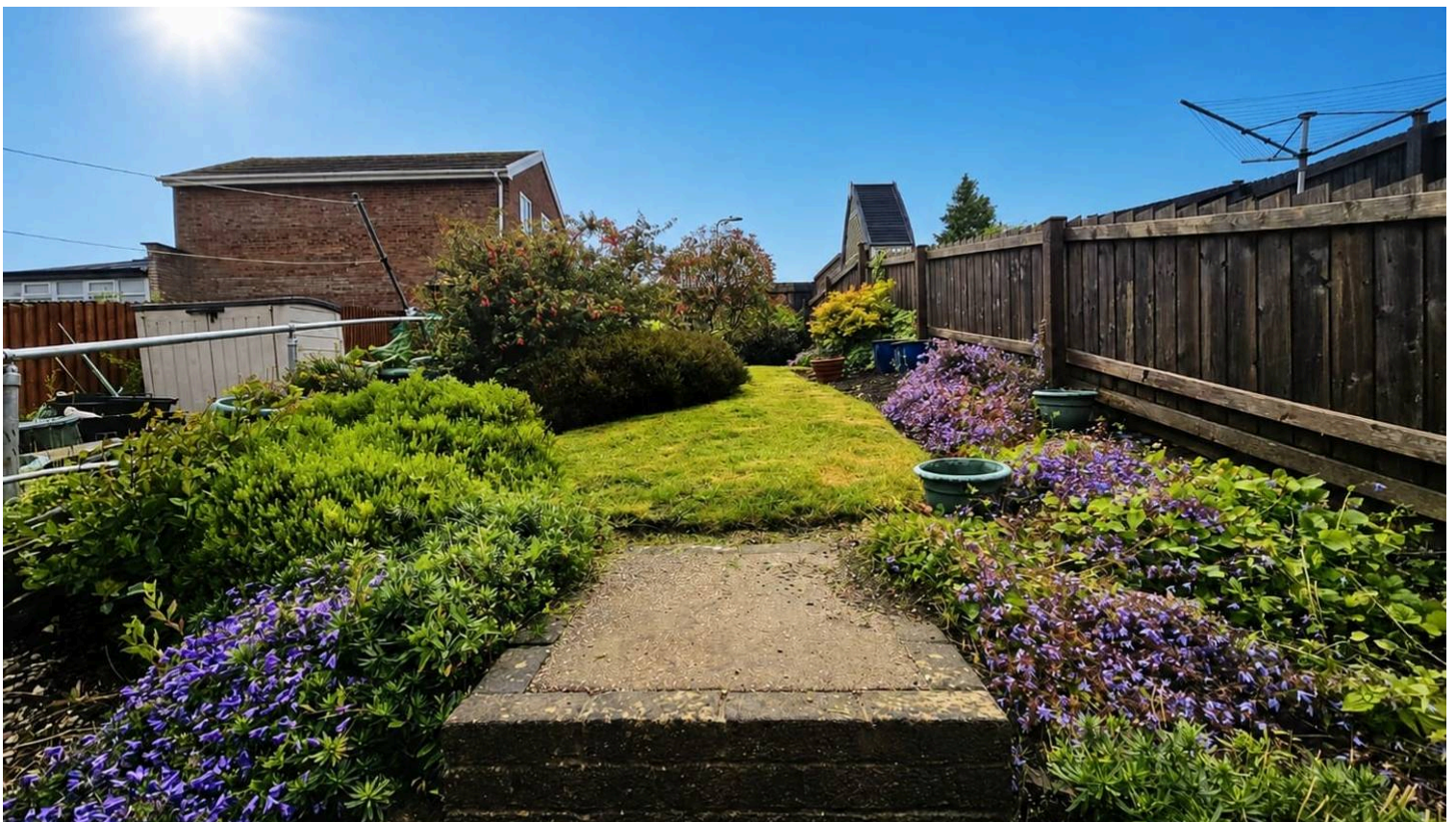
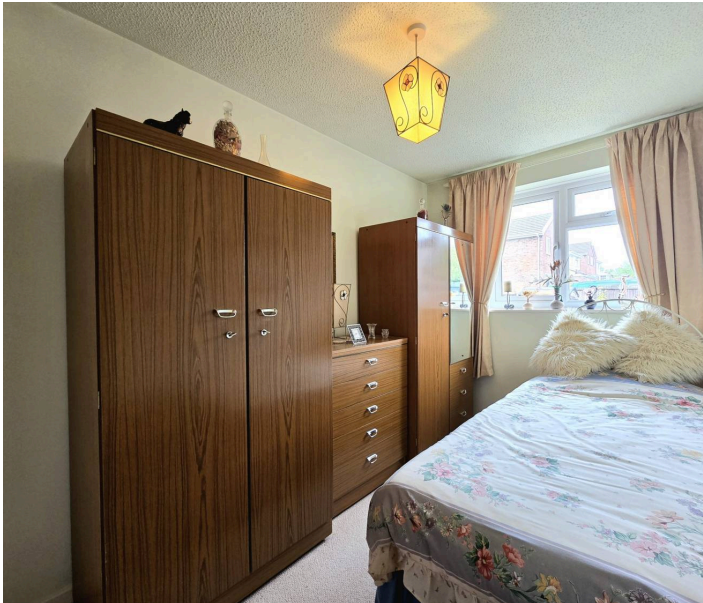
18' 2" x 11' 10" (5.54m x 3.60m)

The bright and spacious lounge/diner benefits from fitted carpet flooring throughout, with a UPVC double glazed window to the front, a feature gas fireplace to one wall, a useful under stair recessed area and a doorway to the rear giving an access to kitchen.

Kitchen

6' 10" x 11' 10" (2.08m x 3.60m)

The well appointed kitchen has been fitted with a matching range of shaker style base, larder and wall mounted units, with a complimenting laminated worksurface over. It offers a free standing cooker with four burner hob, a composite sink unit positioned below a UPVC double glazed window, full height larder units to one wall and provides space for a free standing fridge/freezer. There is splash back tiling surrounding the worksurfaces, cushioned vinyl flooring and a UPVC obscured glazed panel door to the rear.



Bedroom One

12' 1" x 11' 10" (3.69m x 3.60m)

The spacious double bedroom is located to the front of the property and features fitted carpet flooring, a large UPVC double glazed window to the front and a built in double wardrobe accessed via full sliding doors.

Bedroom Two

11' 1" x 6' 9" (3.38m x 2.06m)

The well proportioned second bedroom is located to the rear of the property. The bedroom benefits from fitted carpet flooring, a UPVC double glazed window to to the rear and a built in airing storage cupboard accessed via louver style double doors.

Shower Room

7' 11" x 4' 9" (2.42m x 1.44m)

The contemporary fitted shower room has been fitted with a matching white three piece suite comprising; vanity wash hand basin with cupboard storage below, fully enclosed double shower cubicle with an electric powered shower fitted and a low level WC with built in hidden cistern. There is splashback tiling above the sink unit, full wall panelling within the shower cubicle, cushioned vinyl flooring, wall mounted vanity mirror and a UPVC obscure glazed window to the rear.

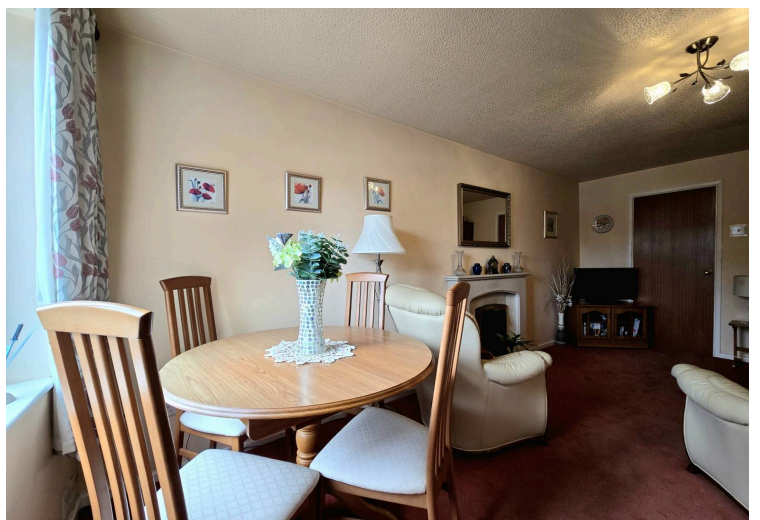
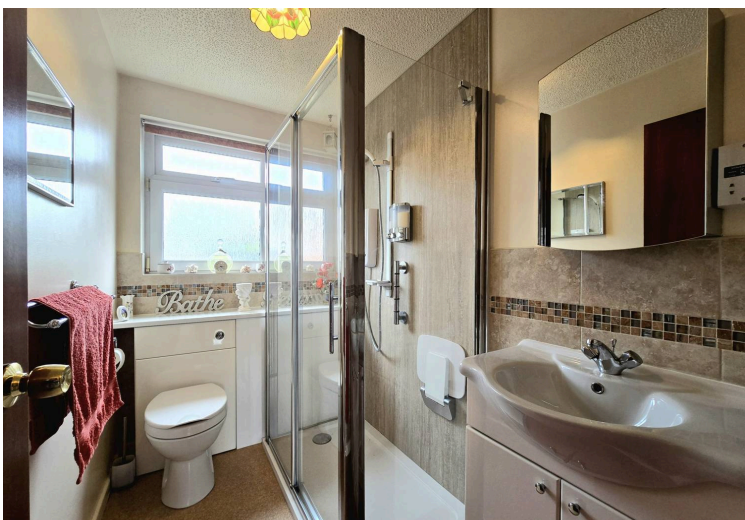
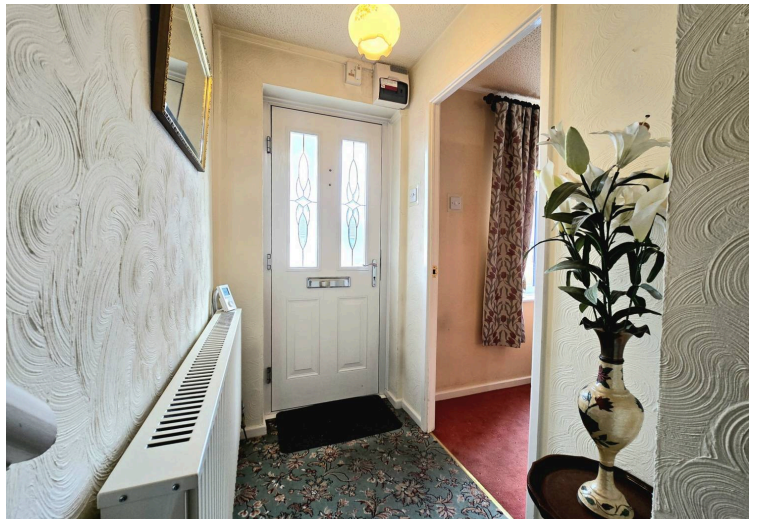
Front Garden

The frontage of the property is mainly laid to a driveway, with mature boundary trees to one side and a paved pathway leading from the curb side to the main front door. Below the front window there is small level area laid to ornate sandstone chippings, ideal for positioning a store shed/recycling shed.

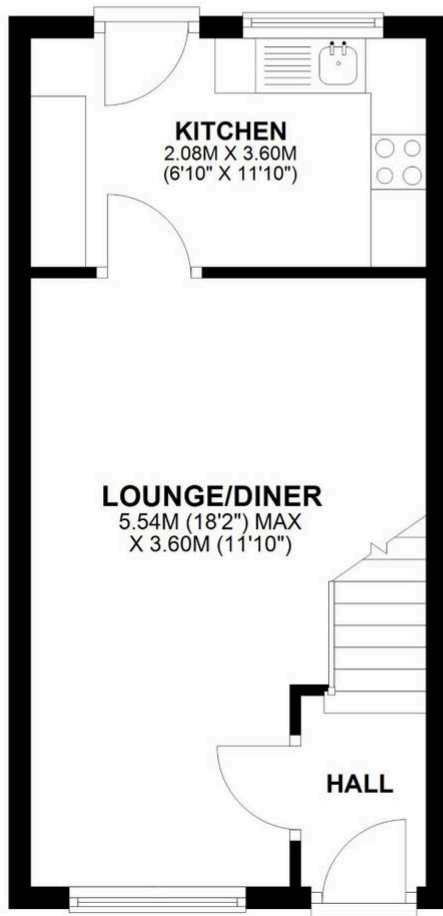
Rear Garden

The beautifully presented, enclosed tiered garden offers a generous resin laid patio area, with resin steps leading to the gently sloped lawned garden, offering an abundance of mature plants and flower borders. To the rear, the garden levels off and offers a hardstanding area, ideal for position a large store shed.





GROUND FLOOR



FIRST FLOOR



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