

Westwood, Broughton



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£250,000



## Key Features

- NO UPWARD CHAIN
- ESTABLISHED LOCATION
- 7M LOUNGE/DINER
- 3 CAR PARKING
- GARAGE
- 3 DOUBLE BEDROOMS
- EPC RATING C
- FREEHOLD







Situated in an established residential cul de sac this generous detached home offers comfortable family accommodation with 3 car reception parking and an integral garage. The home is ideal for relaxed socialising with the 7m lounge diner opening to a double glazed conservatory which in turn leads to the rear gardens. The 3 first floor double bedrooms are served by a fully tiled family bathroom.

A generous family home in sought after location.

#### ENTRANCE

A Pvcu door and screen opens to the hall with coving, radiator and spindle balustraded stair.

#### CLOAK ROOM

Fitted with a low flush wc, extractor fan and tiling to full height and to the floor.

#### LOUNGE/DINER 7m x 3.87m (23'0" x 12'8")

A generous triple aspect room with bow window to the front aspect and focused on the feature, reconstituted stone chimney breast and fireplace with inset coal effect fire. This excellent relaxed social space also includes 2 radiators, coving and Pvcu French doors opening to the conservatory.

#### CONSERVATORY 4.13m x 3.22m (13'6" x 10'7")

Linking home to garden via a side door and constructed in Pvcu double glazed panels over brick plinths with glazed hip and pitched roof and including radiator, air conditioning unit and slate effect tiled floor.

#### KITCHEN 4.65m x 2.31m (15'4" x 7'7")

Appointed with a good range of medium oak style units with grey flecked worktops and including a stainless steel sink unit with 3 cupboards and integrated dishwasher under, space for an automatic washing machine, an 8 burner gas range with chimney style extractor over, a further 2 base units together with an additional 8 units at eye level, larder store (refrigerator not working), tiled to full height and to the floor, Pvcu double glazed window, radiator, coving and side door.

#### LANDING

With fitted linen cupboard.

#### BEDROOM 1 4.83m x 2.88m (15'10" x 9'5")

A forward facing double room with Pvcu double glazed window, radiator and access to the eaves space.

#### BEDROOM 2 3.27m x 2.56m (10'8" x 8'5")

A further rear facing double room with Pvcu double glazed dormer window, radiator, laminated flooring a range of fitted wardrobes.

#### BEDROOM 3 3.75m x 2.65m (12'4" x 8'8")

The final double room with Pvcu double glazed window to the front aspect, radiator and fitted double wardrobe with high level storage cupboards.

#### BATHROOM 3.21m x 1.64m (10'6" x 5'5")

A fully tiled room with suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with electric shower over, slate effect tiled floor, Pvcu double glazed window and radiator.

#### OUTSIDE

The property is situated at the end of a residential cul de sac and is fronted by a decorative block built wall and a 53 car concrete reception area leads to the integral Garage with up and over door, electric power and wall mounted gas fired central heating boiler. Immediately to the rear there is a flagged patio with shale topped borders and neat lawn area fringed by sleeper edged shrub borders. A large timber store completes the home.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



## FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

## ANTI MONEY LAUNDERING AND REFERRALS.

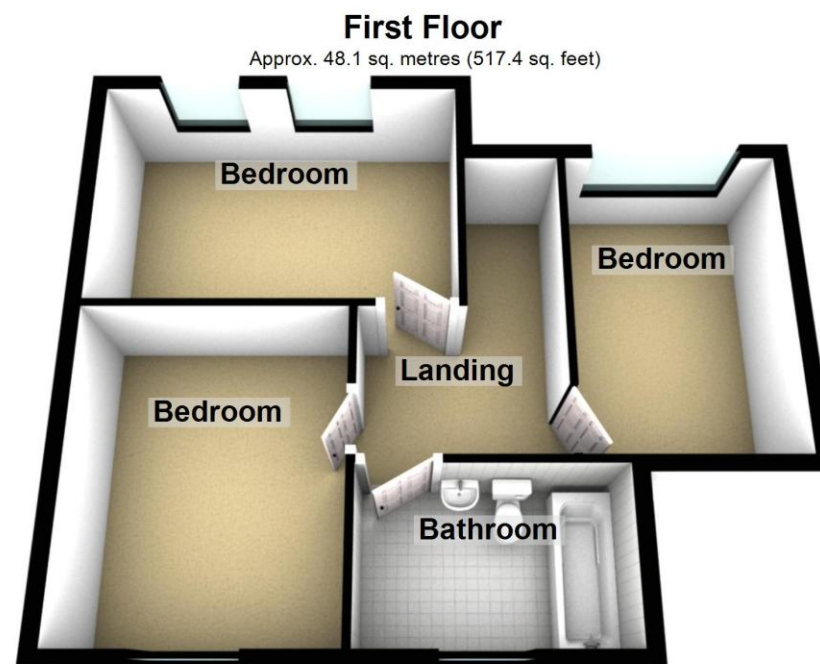
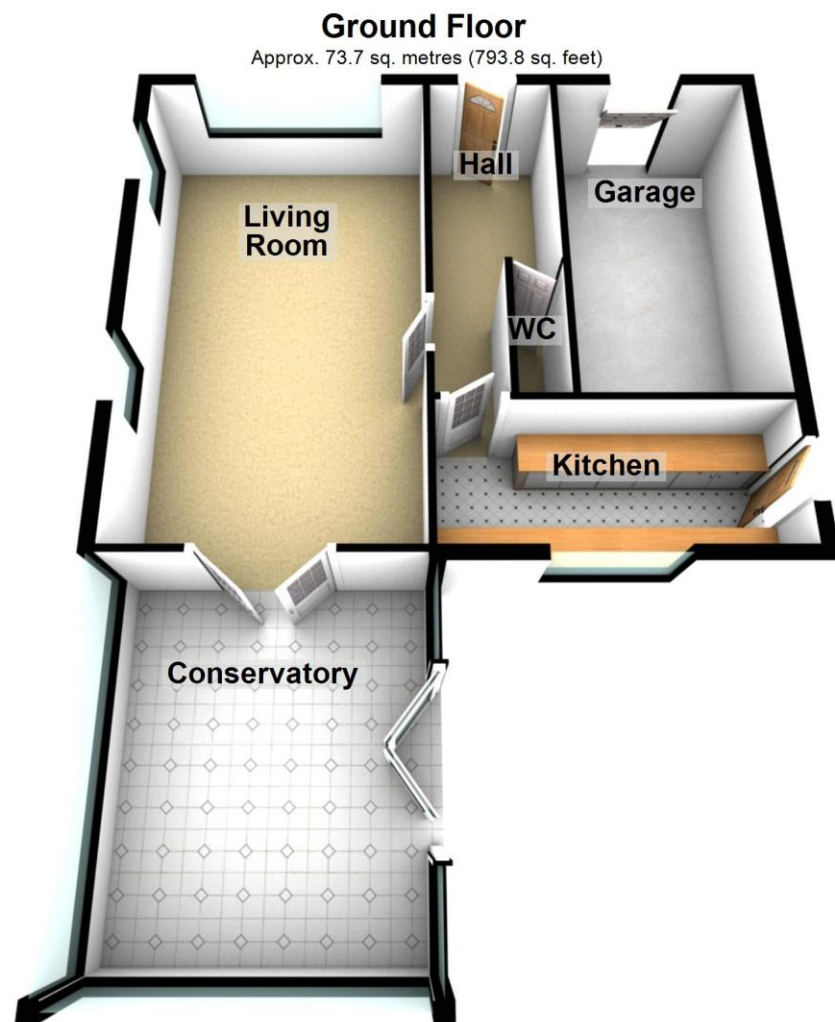
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Falllowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.











Total area: approx. 121.8 sq. metres (1311.2 sq. feet)

