



29 Spitfire Drive, Brough, HU15 1YP
£205,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2021 the property still benefits from over 4 years remaining of its New Home Structural Warranty.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors leading to the rear garden. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a loft with ladder access.

The property benefits from well presented gardens with patio and lawns. There are 2 off road parking spaces.

Tenure - Freehold
Estate Management Fee - £180 pa.
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling.

Lounge 16'2"(max) x 11'8"(max) (4.95m(max) x 3.58m(max))

With luxury flooring and blinds.

Dining Kitchen 14'11" x 10'5" (4.57m x 3.20m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With integrated oven, hob, hood, fridge freezer, washing machine and dishwasher. With floor tiling, blinds and access to store. French doors leading to the rear garden.

WC 5'2" x 3'0" (1.60m x 0.93m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 13'9"(max) x 8'3"(max) (4.20m(max) x 2.54m(max))

With carpets and blinds.

En Suite 8'4"(max) x 4'5"(max) (2.55m(max) x 1.37m(max))

Having contemporary white sanitary ware with double shower, tiling and vinyl flooring.

Bedroom 2 10'2"(max) x 8'4"(max) (3.11m(max) x 2.56m(max))

With carpets and blinds.

Bedroom 3 8'8" x 6'3" (2.65m x 1.91m)

With carpets and blinds.

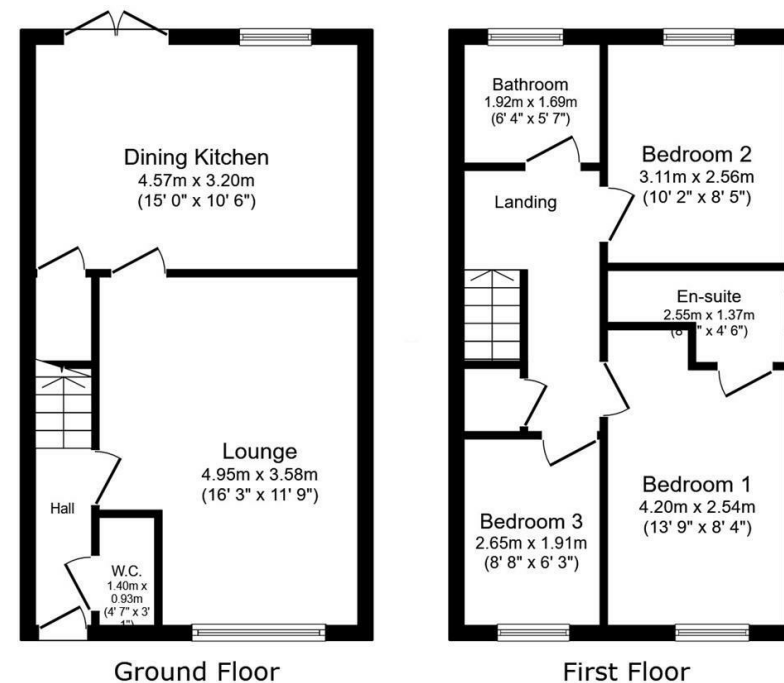
Bathroom 6'3" x 5'6" (1.92m x 1.69m)

Having contemporary white sanitary ware with tiling, vinyl flooring and blinds.

EXTERNAL

The property benefits from well presented gardens with patio and lawns.

There are 2 off road parking spaces.



Total floor area: 75.2 sq.m. (810 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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