

**3 Bedroom(s), Semi-Detached House, Freehold**

**Brompton Lane, Auckley.**



- 3D Virtual Tour Available
- Perfect Home For First Time Buyers
- Welcoming Lounge
- Three Bedrooms
- Spacious Garage and Driveway Allowing for Off Road Parking

- Exceptionally Well Maintained Semi Detached Home
- Modern Kitchen Diner
- Ground Floor Toilet
- Spacious South Facing Rear Enclosed Garden with Bistro Style Area

**£229,950**

**Reduced**

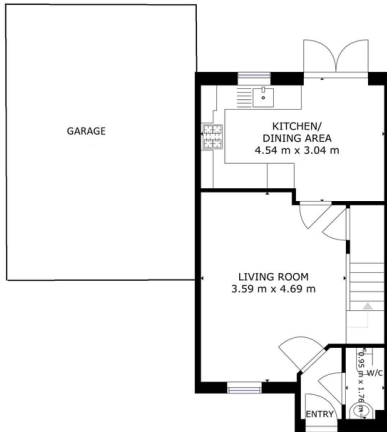
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Perfect for first time buyers, this lovely, bright home with a south-facing garden, this home has had one loving owner! Set away from the main road, whilst still feeling part of the friendly community of the estate, the house was bought off plan and upgraded to include the highest spec furnishings, including fully integrated kitchen appliances. The bathroom is unusually spacious and has a modern full length towel rail as well as a very handy storage cupboard. It's in a great location to easily access major motorway links and also has plenty of walking / running / exercise routes around the area. The loft is fully boarded with dropdown ladders and there is an additional partially boarded loft space in the garage. If life wasn't full of new adventures, I'd be staying!

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 25.95 m<sup>2</sup> FLOOR 2: 35 m<sup>2</sup>  
TOTAL: 60.95 m<sup>2</sup>

Matterport

## Kitchen Diner



## Lounge



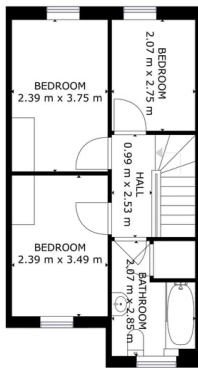
## Ground Floor Toilet



Bedroom

## First Floor

### Floor Plan



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 35 m<sup>2</sup>, FLOOR 2: 35 m<sup>2</sup>  
TOTAL: 70 m<sup>2</sup>  
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Bedroom

## Bedroom



Bathroom



## Externals

### Front Garden and Garage



### Rear Garden



Solar Panels - No  
 Approximate Electrical System Installation - 2015  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - No  
 Space Heating System - Gas heating with radiators  
 Fires/Heaters - No  
 Permanent Loft Ladder - Yes  
 Loft Insulation - Yes  
 Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information Form

Council Tax Band- B  
 Approximate Heating System Installation Date - 2015  
 Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date - 2015  
 Boiler Location - Kitchen  
 Tenure - Freehold

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 