

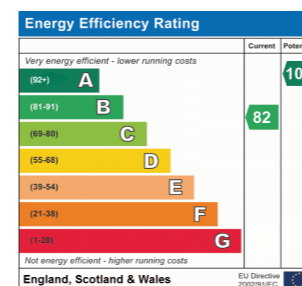


School Road, Broughton PE28 3AT

Guide Price £300,000



- Family Home
- Three Bedrooms
- Sitting Room And Kitchen/Dining Room
- Air Source Heat Pump Heating
- Private Two Car Driveway
- 55' Rear Garden
- Desirable Village Location



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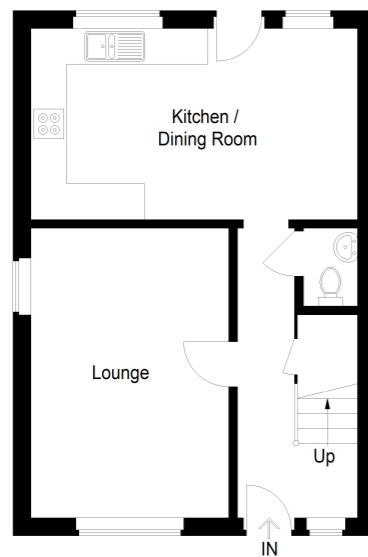
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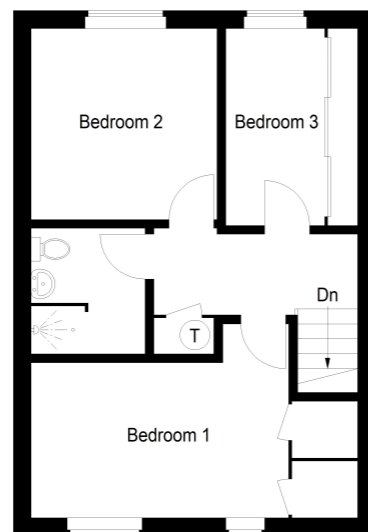
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Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1120512)
Housepix Ltd



UPVC Double Glazed Panel Door To

Entrance Hall

16' 8" x 6' 6" (5.08m x 1.98m)

Double panel radiator, understairs cupboard, composite flooring.

Cloakroom

5' 11" x 3' 3" (1.80m x 0.99m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, extractor, composite flooring.

Sitting Room

15' 6" x 10' 8" (4.72m x 3.25m)

A light double aspect room with UPVC windows to front and side aspects, two double panel radiators, TV point, telephone point.

Kitchen/Dining Room

17' 5" x 10' 7" (5.31m x 3.23m)

UPVC window to rear aspect and UPVC door and window to garden terrace to the rear, fitted in a range of cream gloss base and wall mounted cabinets with complementing work surfaces and up-stands, drawer units, pan drawers, appliance spaces, integral electric oven and ceramic hob with suspended extractor fitted above, single drainer one and a half bowl sink unit with mixer tap, recessed lighting, composite flooring.

First Floor Landing

Access to insulated loft space, central heating thermostat, airing cupboard with shelving and pressurised hot water system.

Bedroom 1

14' 1" x 11' 9" (4.29m x 3.58m)

Two UPVC windows to front aspect, double panel radiator, wardrobe and over-stairs cupboard.

Family Shower Room

6' 7" x 6' 3" (2.01m x 1.91m)

Fitted in a three piece white range of sanitaryware comprising low level WC, pedestal wash hand basin with mono bloc mixer tap and tiling, screened shower enclosure with independent multi head shower unit fitted over, dolphin board surrounds, extractor, chrome heated towel rail, recessed lighting, vinyl floor covering.

Bedroom 2

10' 8" x 10' 3" (3.25m x 3.12m)

UPVC window to rear aspect, double panel radiator.

Bedroom 3

11' 2" x 5' 1" (3.40m x 1.55m)

UPVC window to garden aspect, concealed double panel radiator, extensive wardrobe range with hanging and shelving.

Outside

There is an open frontage with designated parking for two good sized vehicles. The rear garden is pleasantly arranged measuring approximately 55'9" (17m) in length with garden terrace, outside lighting and tap, a paved side storage area with gated access to the front, a slate bed, additional paved seating area with timber pergola, rose beds, flower borders and garden shed. The garden is enclosed by a combination of panel fencing.

Tenure

Freehold

Council Tax Band - B

