

£439,995  
Freehold



**THOMAS CONNOLLY**  
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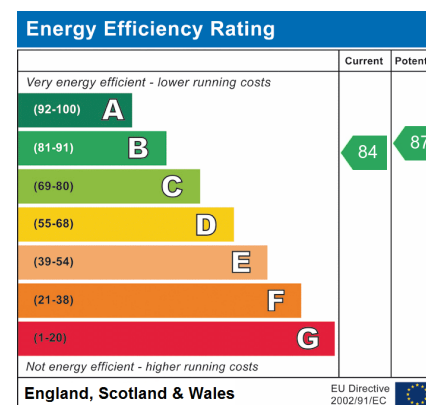


## Summary of Property

Thomas Connolly Estate Agents are delighted to offer this five bedroom family home located in the popular area of Broughton within close proximity to excellent school catchments, local amenities and transport routes.

The accommodation comprises; entrance hall, cloakroom, sitting room with bay window with view of the park, dining room with French doors leading to the rear garden, kitchen and a separate utility room. The first floor offers two bedrooms, feature balcony accessible by landing and master bedroom, en-suite shower room to the master and a family bathroom. The second floor boasts three bedrooms and another family bathroom. This property also benefits from a private rear garden and a single garage.

Please contact us for further information or to confirm your viewing appointment.



# Room Descriptions

## GROUND FLOOR

VESTIBULE

ENTRANCE HALL

CLOAKROOM

KITCHEN

12' 6" x 8' 5" (3.81m x 2.57m)

DINING AREA

12' 6" x 8' 5" (3.81m x 2.57m)

SITTING ROOM

16' 6" x 15' 0" (5.03m x 4.57m)

UTILITY ROOM

9' 3" x 7' 9" (2.82m x 2.36m)

## FIRST FLOOR:

MASTER BEDROOM WITH BUILT IN WARDROBES

15' 7" x 11' 7" MAX (4.75m x 3.53m)

EN SUITE SHOWER ROOM

FEATURE BALCONY

BEDROOM TWO

15' 10" x 12' 8" (4.83m x 3.86m)

BATHROOM

## SECOND FLOOR:

BEDROOM THREE

13' 9" x 9' 8" (4.19m x 2.95m)

BEDROOM FOUR

11' 8" x 9' 6" (3.56m x 2.90m)

BEDROOM FIVE

11' 6" x 8' 2" (3.51m x 2.49m)

BATHROOM

## EXTERIOR

PRIVATE REAR GARDEN

SINGLE GARAGE

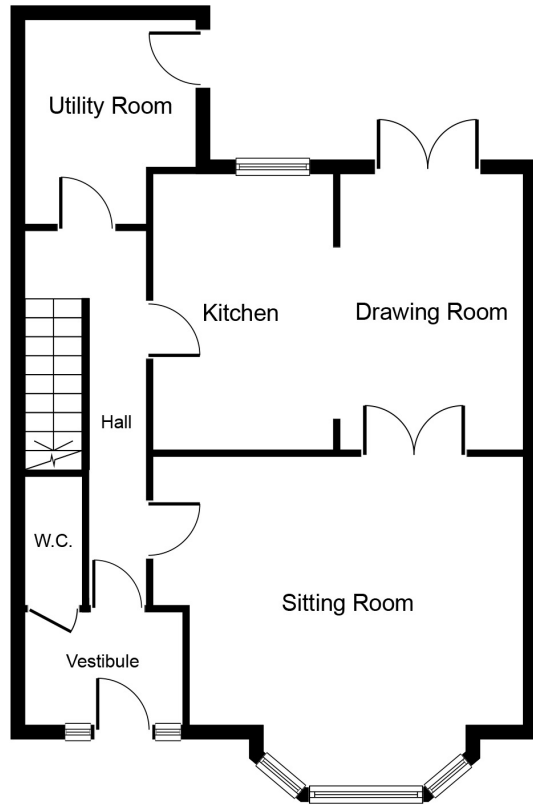
PLEASE NOTE

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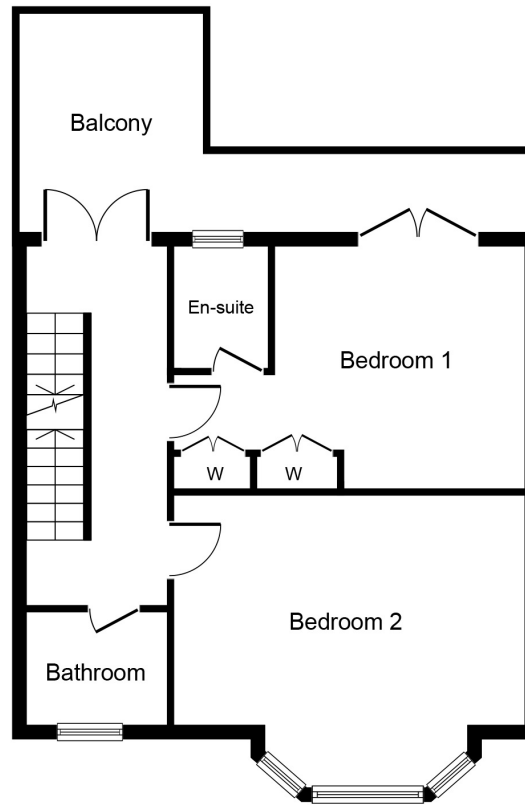


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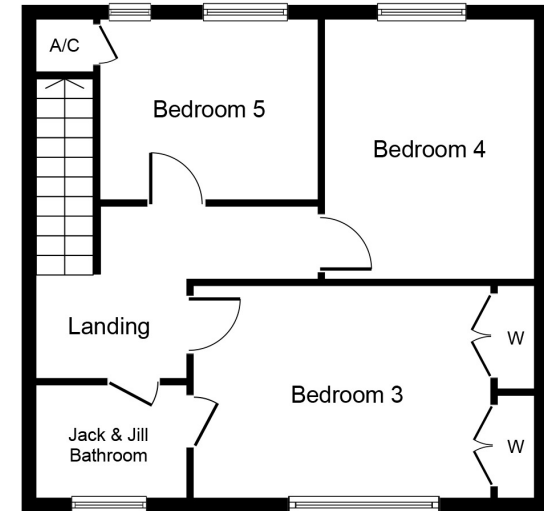
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Ground Floor



First Floor



Second Floor

**Approx. Gross Internal Floor Area 1,647 sq. ft. (153.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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