

**Barrow & Cook Estate Agents**

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**Broad Oak Road,**

**£83,000**

Barrow and Cook welcome to the market this 3 bedroom terrace property close to local schools, shops and parks. The property comprises :- Ground Floor - hall, lounge, anti space and kitchen. First Floor - 3 bedrooms and bathroom. Outside - front & rear garden.

**NO UPWARD CHAIN**

- MID TERRACE PROPERTY
- 3 BEDROOMS
- FRONT AND REAR GARDENS
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

**HALL**

Hallway with stairs off leading to first floor.

**LOUNGE**



03.79m x 4.60m (12' 5" x 15' 1") Good sized lounge situated to the front of the property, PVC double glazed window, central heating radiator, under stairs cupboard and laminate flooring.

**KITCHEN**



3.12m x 3.15m (10' 3" x 10' 4") Kitchen with a range of wall and base units, 1.5 bowl stainless steel sink unit with mixer tap, Space and point for a free standing electric cooker, extractor hood, central heating radiator, PVC double glazed window.

**UTILITYAREA**



Utility area plumbed for automatic washing machine, central heating boiler.



**BATHROOM**



1.23m x 2.37m (4' 0" x 7' 9") Downstairs bathroom with 3 piece white suite comprising panelled bath, low level WC, pedestal wash basin, panelled ceiling with down lights, PVC double glazed window, central heating radiator.

**MASTER BEDROOM**



3.47m x 4.01m (11' 5" x 13' 2") Master bedroom situated at the front of the property, newly plastered ceiling, PVC double glazed windows, central heating radiator.

**BEDROOM 2**

2.36m x 3.92m (7' 9" x 12' 10") Bedroom 2 situated to the rear of the property, PVC double glazed window, central heating radiator.

**BEDROOM 3**

2.13m x 2.88m (7' 0" x 9' 5") Bedroom 3 situated at the rear of the property, central heating radiator, PVC double glazed window.



## EXTERNAL



To the front of the property is a small walled garden area.

To the rear of the property is a large yard with mature shrubs and patio area.

### 'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:

Monday to Friday 9.00am to 5.00pm

Saturday 10.30am to 1.30pm

### 'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

### 'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271