

£470,000
Freehold



Residents
parking
only

THOMAS CONNOLLY
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

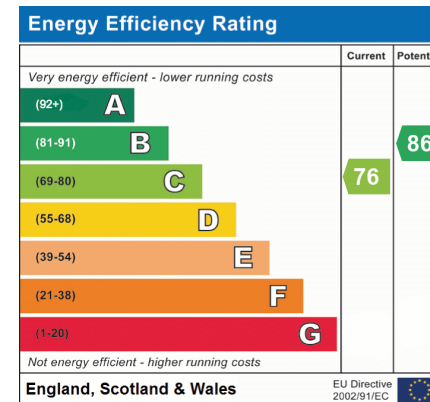


Summary of Property

Thomas Connolly Estate Agents are thrilled to present this four bedroom detached family home situated in the popular location of Broughton, within close proximity to excellent school catchments, local amenities and transport routes.

The accommodation in brief comprises; ground floor - entrance hall, kitchen/diner with access to the extension/utility area, separate sitting room and downstairs cloakroom. The first floor offers four bedrooms, en-suite shower room and wardrobes to the master bedroom and a family bathroom for the remaining three bedrooms to share. This property also benefits from a rear garden, single garage and driveway parking for two cars.

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



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

KITCHEN / DINER

17' 7" x 11' 5" (5.36m x 3.48m)

DINING/UTILITY AREA

18' 1" x 8' 8" (5.51m x 2.64m)

SITTING ROOM

15' 1" x 10' 5" (4.60m x 3.17m)

DOWNSTAIRS CLOAKROOM

6' 2" x 3' 1" (1.88m x 0.94m)

FIRST FLOOR

BEDROOM ONE

12' 1" x 11' 7" (3.68m x 3.53m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

10' 3" x 9' 5" (3.12m x 2.87m)

BEDROOM THREE

6' 1" x 8' 9" (1.85m x 2.67m)

BEDROOM FOUR

7' 8" x 6' 9" (2.34m x 2.06m)

FAMILY BATHROOM

8' 4" x 6' 3" (2.54m x 1.91m)

EXTERIOR

SINGLE GARAGE

DRIVEWAY PARKING FOR TWO CARS

REAR GARDEN

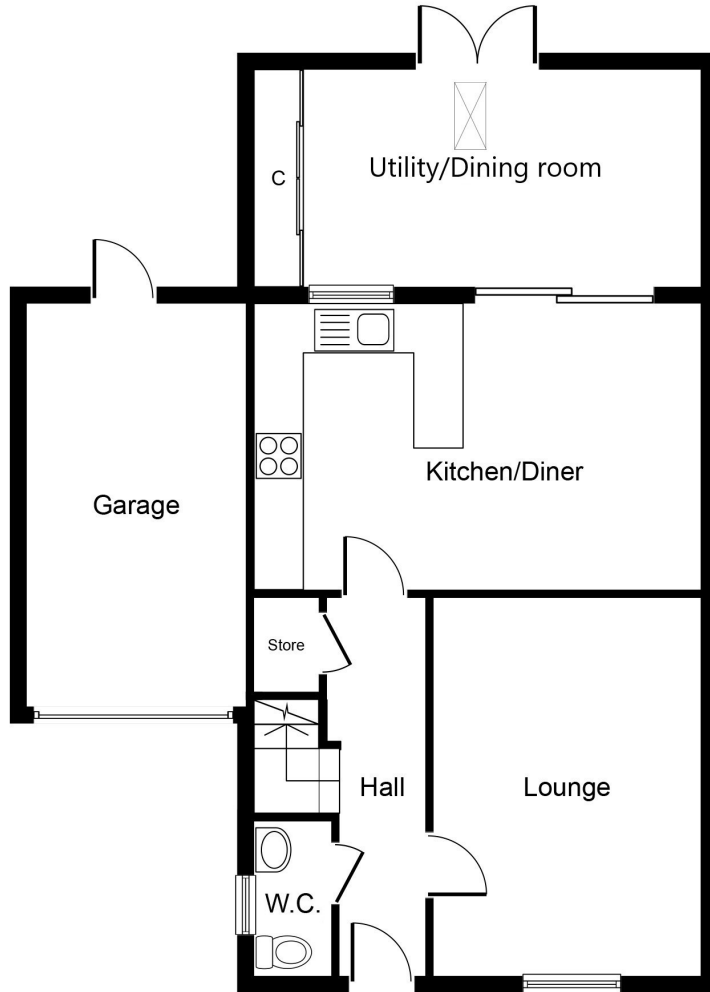
PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

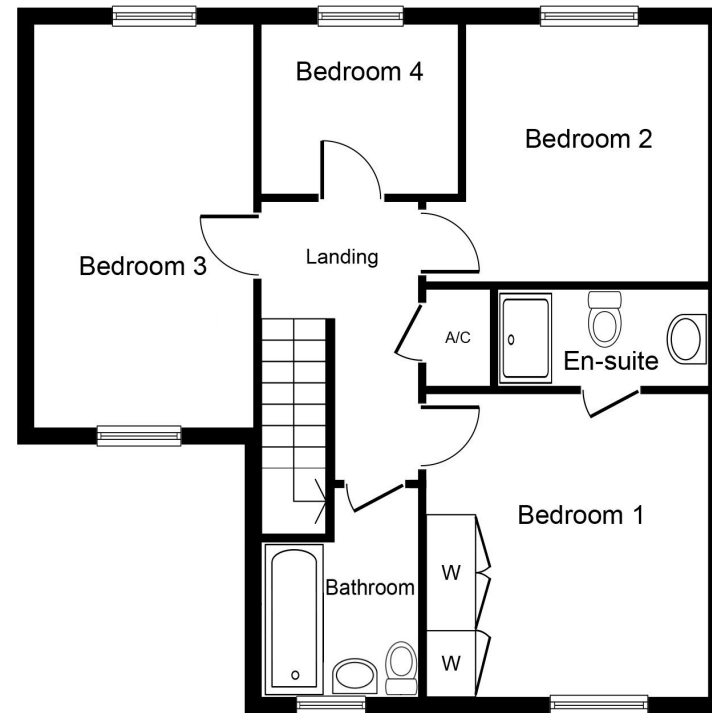


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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,415 sq.ft. (131.5 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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