



School Road, Broughton PE28 3AT

£280,000



- Established Semi Detached House
- Three Bedrooms
- A Wonderful Mature Plot Of Around 0.3 Acres
- Garage And Driveway Parking
- Refurbishment Opportunity And Potential Building Plot (STPP)
- Highly Desirable Village Location
- Offered For Sale With No Forward Chain

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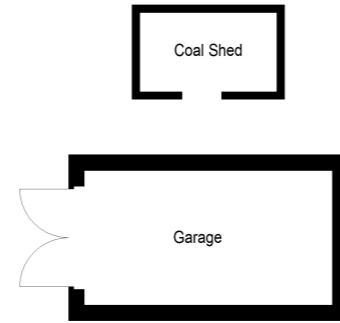
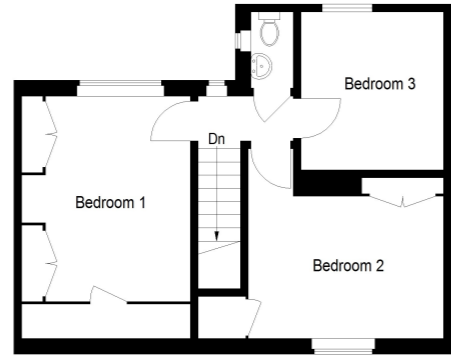
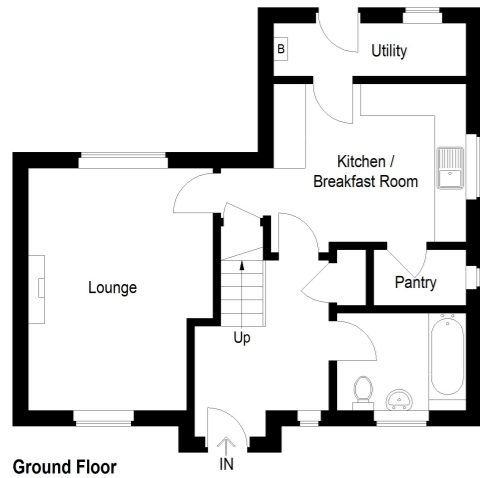
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Approximate Gross Internal Area (Excluding Garage / Coal Shed)
91.9 sq m / 989 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1291355)
Housepix Ltd



Glazed Panel Door To

Entrance Hall

Window to front, built in cupboard, stairs to first floor..

Living Room

15' 1" x 11' 6" (4.6m x 3.5m)

A double aspect room with windows to front and rear aspects, radiator, central fireplace.

Kitchen/Dining Room

12' 0" x 13' 1" (3.65m x 4m)

Window to rear, fitted in a range of units, drawer units with complementary work surface over, sink and drainer, tiled surrounds, space for fridge freezer, space for cooker, pantry, door to

Utility Room

Window to rear, door to rear, wall mounted boiler, space and plumbing for washing machine

Ground Floor Bathroom

Window to rear, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds, radiator.

First Floor Landing

Window to rear aspect.

Bedroom 1

12' 10" x 10' 6" (3.9m x 3.2m)

Window to rear, radiator, two double wardrobes, built in cupboard

Bedroom 2

12' 2" x 8' 10" (3.7m x 2.7m)

Window to front, radiator, built in wardrobe, built in cupboard.

Bedroom 3

10' 10" x 8' 10" (3.3m x 2.7m)

Window to rear, radiator.

Cloakroom

Window to side, fitted in a two piece suite comprising low level WC, wash hand basin.

Outside

To the side of the property is a driveway with parking for several vehicles leading to the **Single Garage** measuring 16' 5" x 9' 2" (5.00m x 2.79m). The front garden is laid to lawn with pathway to front door, hedging, and planted borders. Side gated access leads to the rear garden with patio seating area, outside lighting, coal store, an extensive area of lawn, green house, garden sheds, mature trees and planting.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - B



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