

# Whitakers

Estate Agents



## 9 Swale Road, Brough, HU15 1GG

**£250,000**

This well presented modern three bed detached property is offered to the market as move into condition, situated in a modern development in Brough, well placed to access a host of local amenities and boasts great local schools making this an obvious choice for the growing family.

The main features include - entrance, lounge, modern fitted kitchen / diner, sitting room and conservatory. The first floor boasts three good bedrooms (beds one and two both with En suite facilities) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden with side drive leading to the garage which is currently halved for storage. The rear garden is enclosed to the boundary, artificial grass with a paved patio seating area and raised decking.

Early viewings advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Wooden glazed front door leading into the hallway

#### Hallway

Laminate floor and central heating radiator

Lounge 18'2 x 10'5 (5.54m x 3.18m)



Laminate floor and central heating radiator. Storage cupboard under the stairs, Upvc double glazed window and electric stove heater with oak mantle above.

#### Inner hall

laminate flooring

#### W/C

Low flush toilet with pedestal sink and central heating radiator.

Kitchen / diner 14'5 x 8'7 (4.39m x 2.62m)



Laminate floor and central heating radiator. Modern floor and eye level units with complimentary work surfaces above. Oven, Hob and Hood above. Integrated Fridge Freezer and Dishwasher.

Conservatory 8'2 x 7'6 (2.49m x 2.29m)



Upvc double glazed, laminate flooring, French door leading out

### First Floor

#### Landing

Store cupboard and loft hatch

Bedroom One 13'6 max x 10'5 (4.11m max x 3.18m)



Fitted wardrobes, three Upvc double glazed windows, central heating radiator and En suite.

#### En Suite



Walk in enclosure with mixer shower above, tiled walls. Pedestal sink, low flush toilet and central heating radiator.

Bedroom Two 9'7 x 8'9 (2.92m x 2.67m)



Upvc double glazed window and central heating radiator. Built in store. En suite.

#### En Suite



Walk in enclosure with mixer shower and tiled walls. Low flush toilet, pedestal sink and central heating radiator.

Bedroom Three 10'6 max x 8'6 (3.20m max x 2.59m)



Upvc double glazed window, central heating radiator and built in storage cupboard.

Bathroom 8'8 x 5'7 (2.64m x 1.70m)



Low flush toilet, pedestal sink, panelled bath with half tiled walls and Upvc double glazed window.

#### External



To the front of the property is a low maintenance garden with side drive leading to the half size garage currently used for storage. The rear garden is enclosed to the boundary, artificial grass with a paved patio seating area and raised decking.

#### Front External

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest

in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three  
O2

Broadband -Basic 20 Mbps Ultrafast 1000 Mbps

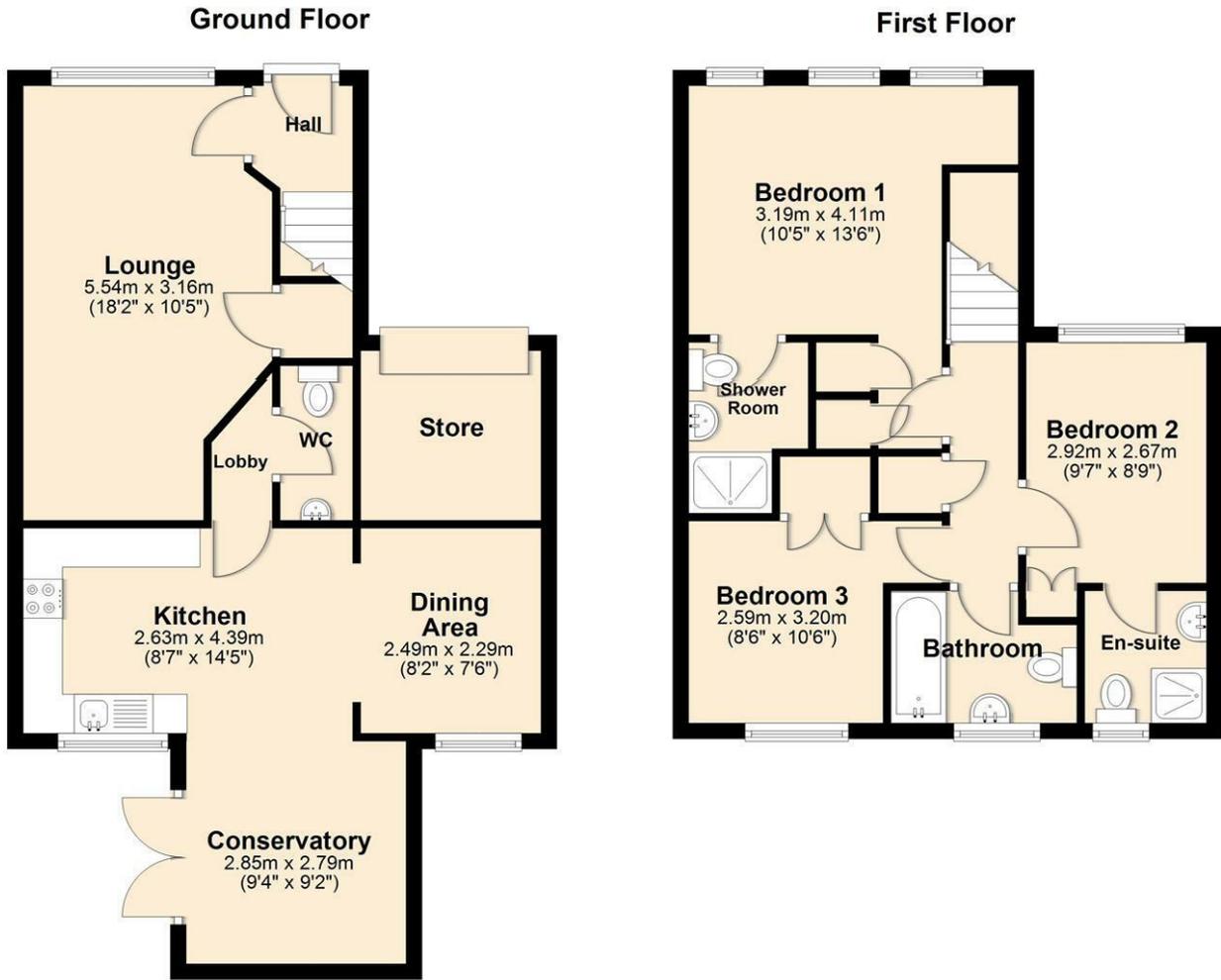
Coastal Erosion -N/A

Coalfield or Mining Area - N/A

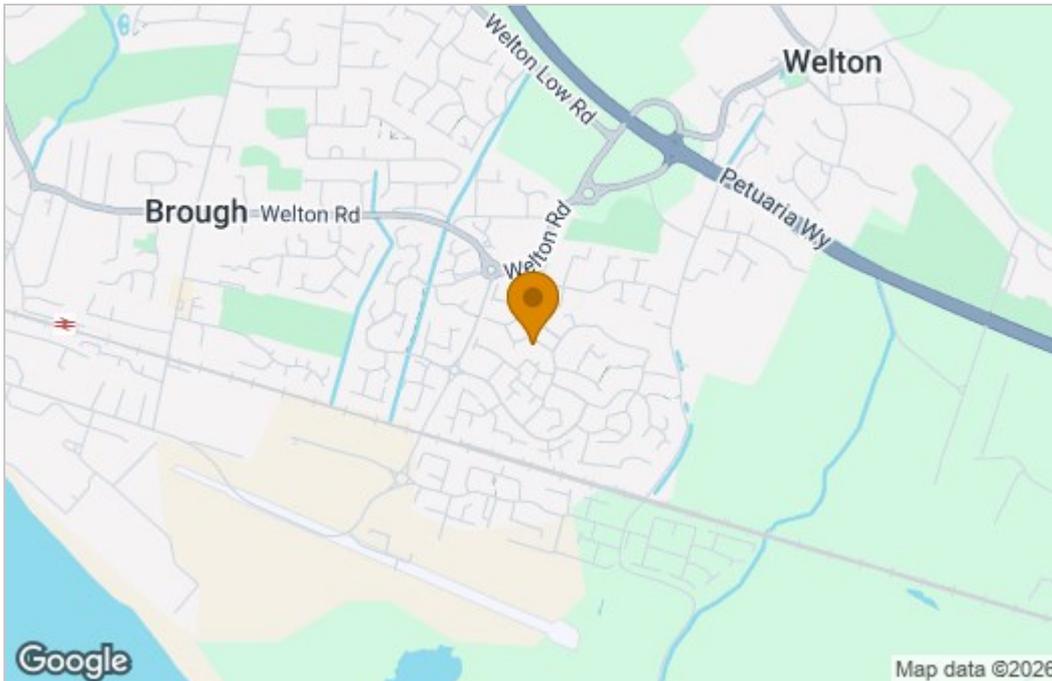
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

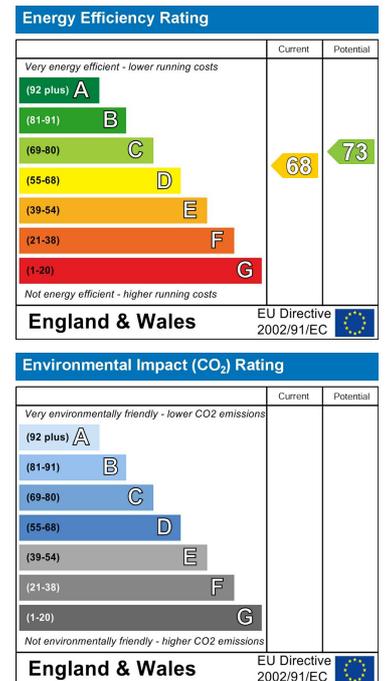
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.