## Silver Street, Broughton NN14 1PA



1ST FLOOR 40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA: 87.2 sq.m. (939 sq.ft.) approx



# Silver Street, Broughton NN14 1PA

- NO CHAIN
- Three bedrooms
- Two separate reception rooms
- Well maintained rear garden
- Village Location
- Viewing recommended

PRICE
£210,000
OFFERS IN EXCESS
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressively included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*Offered with NO CHAIN is this spacious THREE bedroom terrace house situated in the popular village of Broughton. The house is both gas central heated and double glazed with other benefits to include two separate reception rooms and a good sized rear garden. The overall accommodation comprises entrance porch, entrance hall, Lounge, separate Dining Room, Kitchen and downstairs Bathroom. The first floor offers three bedrooms. Outside accessed off a shared side entry is a well maintained rear garden with shared pedestrian access for bins. Viewing is recommended.

#### **ENTRANCE PORCH**

Via obscured double glazed panelled door, with doorway to Entrance Hall

## **ENTRANCE HALL**

Having double panelled radiator, stair case raising to first floor landing and door to Lounge/Sitting Room

#### LOUNGE/SITTING ROOM

11'11" x 11'3" (3.65m x 3.45m)

Having Upvc double glazed window to front, double panelled radiator, ceiling coving and feature double doorway to open plan Dining Room

## **DINING ROOM**

 $12'3" \times 11'3" \; (3.75m \times 3.45m \; )$ 

Having sliding Upvc double glazed doors offering outlook and access to rear garden, double panelled radiator, ceiling coving, feature fire place with display mantle and hearth housing electric fire door to Kitchen

## **KITCHEN**

11'3" x 8'0" (3.45m x 2.45m)

A basic range of high and base level cupboard units with drawer space and work tops, one and half bowl stainless steel single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine, four ring gas hob, electic oven with extractor and fan above, door to under stairs storage, Upvc double glazed window to side, beam ceiling and archway to Rear Hall

#### **REAR HALL**

Having wood panelled walls to dado level, obscured double glazed window to side, doors to storage cupboard housing boiler, further door to Bathroom

#### **BATHROOM**

5'8" x 7'8" (1.75m x 2.35m)

Three piece suite comprising panelled bath with mixer tap incorporating shower fitment and screen over, close coupled Wc and pedestal wash hand basin, tiled surrounds, double panelled radiator, extractor fan and obscured double glazed window to side and rear

### LANDING

Having doors to Three Double bedrooms and over stairs storage cupboard, double panelled radiator, loft hatch

#### **DOUBLE BEDROOM ONE**

14'7" x 11'11" (4.45m x 3.65m)

Having Upvc double glazed window to front, double panelled radiator and ceiling coving

#### **DOUBLE BEDROOM TWO**

11'11" x 8'4" (3.65m x 2.55m)

Having double glazed window to rear enjoying views over rear garden, double panelled radiator and ceiling coving

#### **DOUBLE BEDROOM THREE**

11'3" x 8'0" (3.45m x 2.45m)

Having Upvc double glazed window to side, double panelled radiator and ceiling coving

## **OUTSIDE REAR**

The garden offers an immediate paved patio and side area, outside tap, good size garden laid to lawn with deep and mature shrub and flower borders, further sitting area and timber shed, the rear garden is enclosed by timber panelled fencing with shared access to front via shared passageway with neighbouring gardens





























