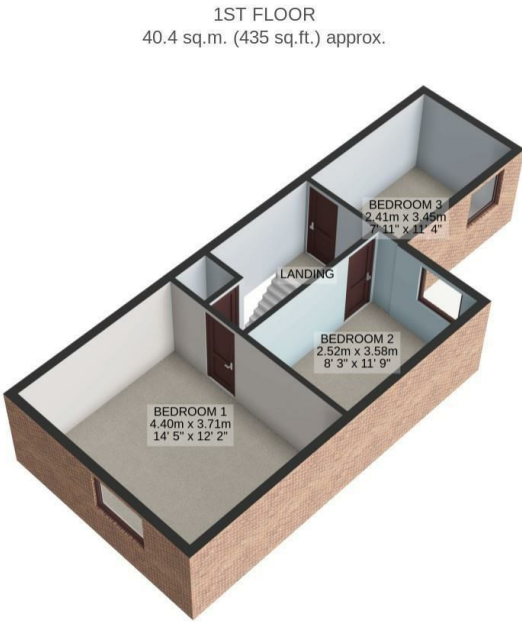
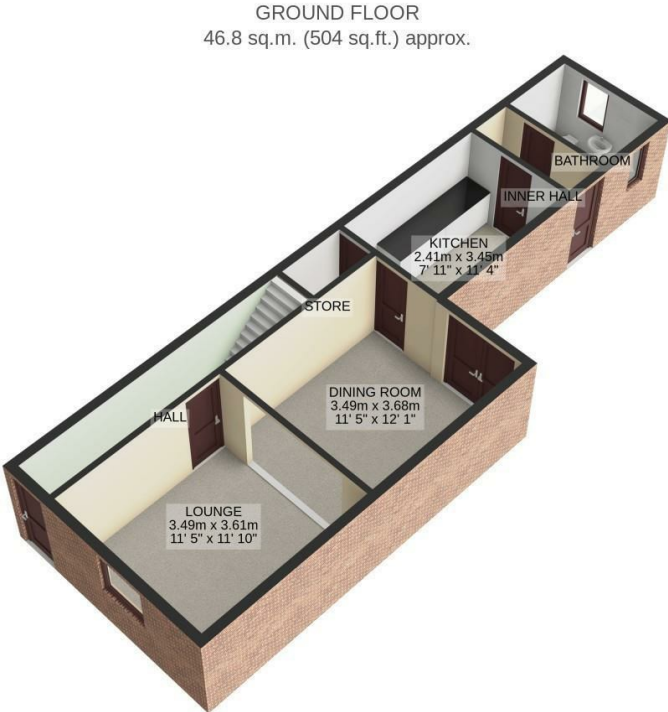


Silver Street, Broughton NN14 1PA



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

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 fittings, or any other fixtures not expressly 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.



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

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



Silver Street, Broughton NN14 1PA

PRICE £210,000 FREEHOLD

****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" x 11'3" (3.75m x 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, electric 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



call to view 01536 418100

