



Magnolia Close, Drakes Broughton

Asking Price: £247,500

- Three double bedroom mid-terrace house
- Living/dining room with patio doors into the garden
- Kitchen with integrated cooker
- Utility area - partitioned from what was the original garage
- Bedrooms and bathroom on the first floor
- Enclosed rear garden
- Drive with parking for two vehicles
- Workshop/storage area in front of original garage
- Cul-de-sac location in a village with amenities

Nigel Poole
& Partners

Magnolia Close

Drakes Broughton

Asking Price: £247,500

****A THREE DOUBLE BEDROOM MID-TERRACE HOUSE IN A CUL-DE-SAC LOCATION****
Entrance hall open plan into kitchen; living/dining room with patio doors into the rear garden; utility area (partitioned area in what was originally the garage); bedrooms and bathroom on the first floor. Enclosed rear garden. Drive with parking for two vehicles. Quiet cul-de-sac location. Sought after village location with amenities including shop with post office, two public houses, hairdresser, fish and chip and pet supply store. The village also has a church, first and middle school, recreation ground and village hall.

Front

Block paved driveway for two vehicles. Obscure double glazed door into the entrance hall. Double wooden doors into the garage (which has been partitioned to create a workshop/storage space and utility area). Outside watering tap.

Entrance Hall

Open plan into the kitchen. Door into the utility area (partitioned area within original garage space). Door into the living room. Stairs rising to the first floor with storage area below. Down lights.

Kitchen 10' 10" x 12' 1" (3.30m x 3.68m)

Double glazed window to the front aspect. Range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Integrated 'Hoover' electric oven and hob with extractor. Space and plumbing for a dishwasher. Space for under counter fridge. Down Lights.



Living/ Dining Room 19' 4" x 11' 9" (5.89m x 3.58m)

Double glazed window and sliding door to the rear aspect. Fire place surround for freestanding electric fire. Wood effect flooring. TV point. Pendant ceiling lights. Radiator.



Utility Area 10' 4" x 8' 0" (3.15m x 2.44m)

Partitioned area within original garage. Base units with space and plumbing for a washing machine; space for a tumble dryer and fridge freezer. Wall mounted gas-fired combination boiler.

Landing

Doors to the bedroom and bathroom. Access to the loft (which is part boarded).

Bedroom One 12' 2" x 10' 3" (3.71m x 3.12m)

Double glazed window to the rear aspect. Storage cupboard with shelving. Pendant light with fan. Radiator.



Bedroom Two 15' 2" x 8' 8" (4.62m x 2.64m)

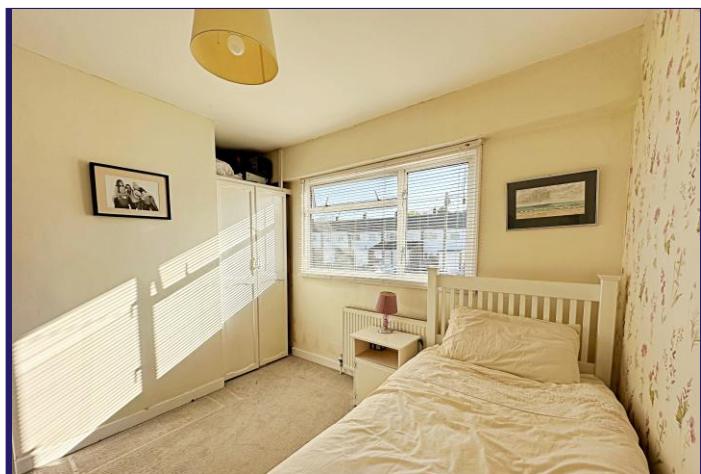
Double glazed window to the rear aspect. Pendant light fitting and fan. Radiator.

Bedroom Three 8' 8" x 9' 6" (2.64m x 2.89m) Min

Double glazed window to the front aspect. Built in wardrobe with shelf above. Pendant light fitting. Radiator.

Bathroom 8' 3" x 5' 10" (2.51m x 1.78m) Max

Obscure double glazed window to the front aspect. Panelled bath with mixer taps and 'Triton' electric shower with glass screen. Vanity hand wash basin with mixer tap. Low level w.c. Aqua boarded walls. Pendant light fitting. Extractor fan. Central heated ladder rail.



Garden

Patio seating area with lawn, step down to further lawn and wooden decking area. Timber shed. Watering tap.



Tenure: Freehold

Council Tax Band: B

Broadband and Mobile Information:

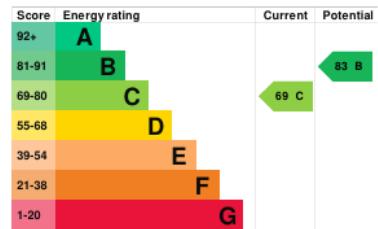
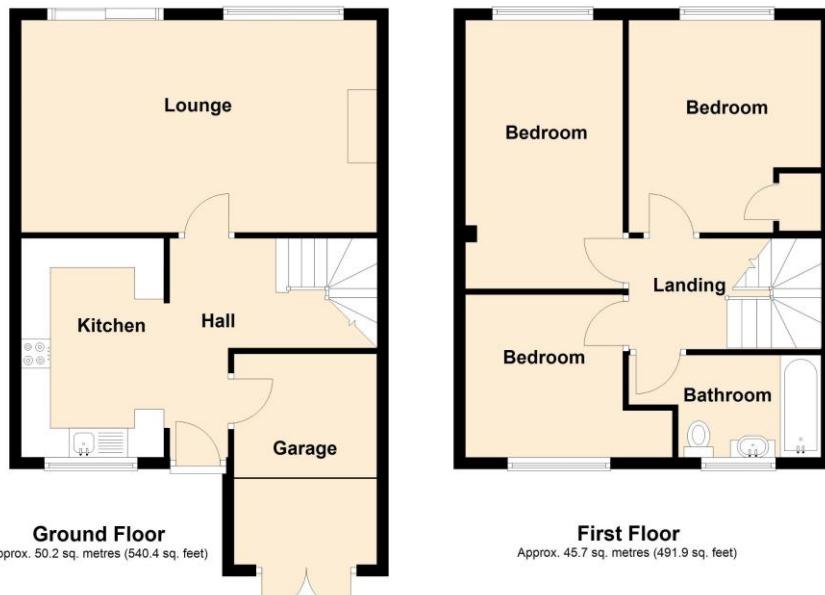
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2AZ

NO CHAIN

The vendors' of this property are purchasing an onward home that is vacant with no onward chain.

Workshop/Storage Area 6' 6" x 7' 11" (1.98m x 2.41m)

Front of original garage. Electrical points.



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

 **rightmove**.co.uk
The UK's number one property website