



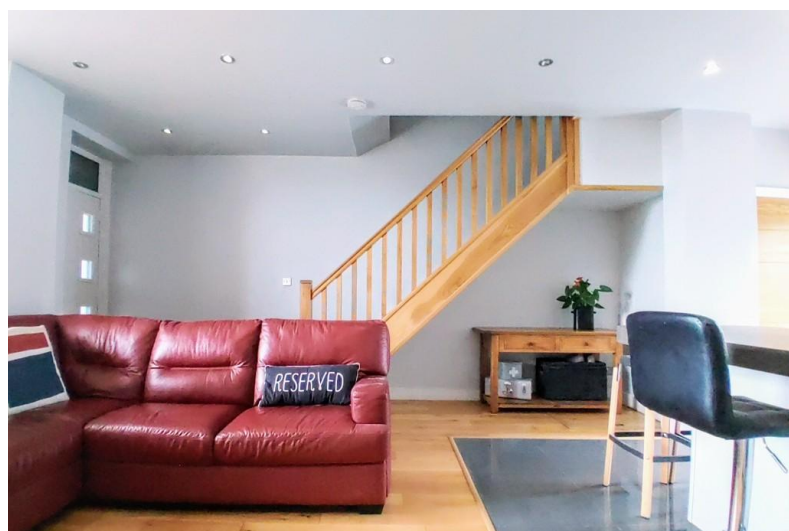
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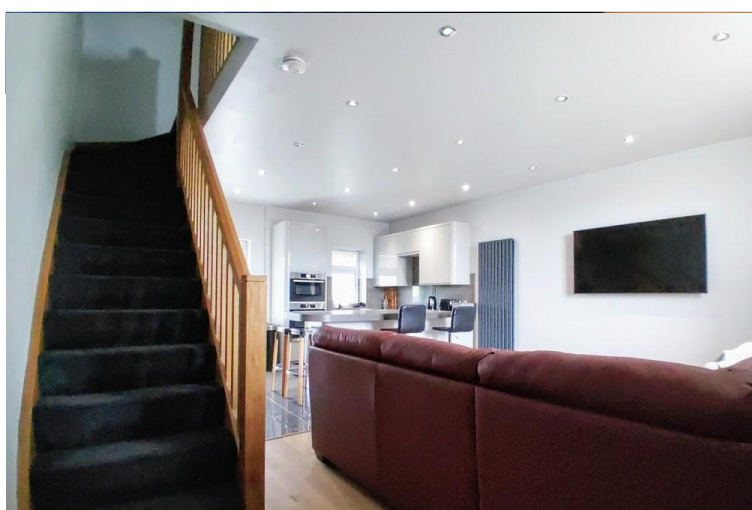
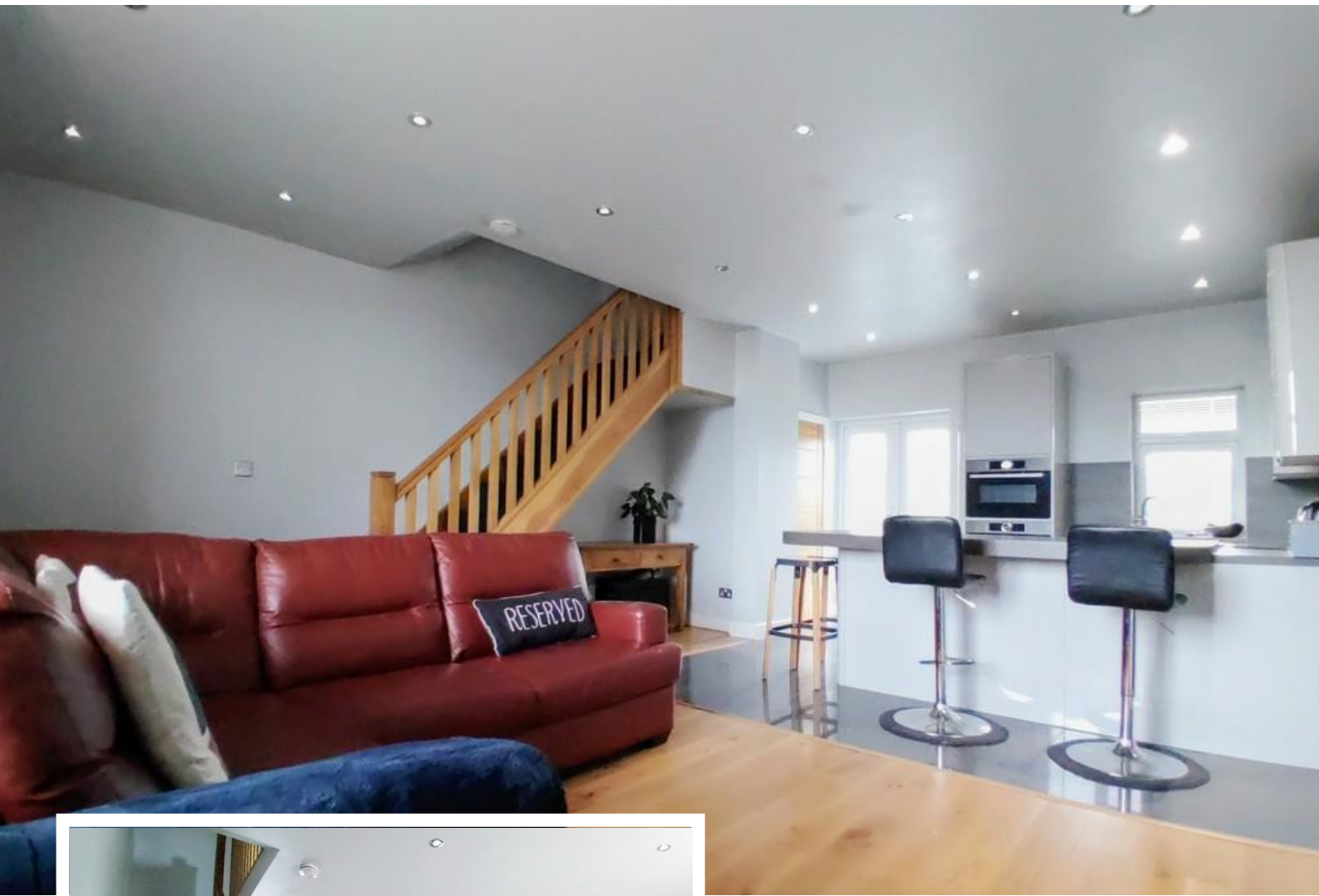
## 22 Broomfield

- TWO BEDROOM SEMI DETACHED
- FULLY MODERNISED THROUGHOUT
- QUALITY FIXTURES & FITTINGS
- SUPERBLY PRESENTED

**£199,950**

EPC Rating '66'





## Property Description

**\*\* SUPERB TWO BEDROOM SEMI DETACHED \*\***  
**FULLY RENOVATED THROUGHOUT \*\* RURAL VIEWS**  
**\*\* BALCONY FROM THE MASTER BEDROOM \*\*** This superb property, located in a sought after position in Clayton is sure to be of interest to those looking for an impressive home in a semi-rural location. Ideal for those down-sizing! The front door leads into a large open plan living room and kitchen, ideal for entertaining. French doors lead from the kitchen to the rear garden affording rural views across open fields. The master bedroom benefits from a private balcony, again with open countryside views. The property has recently been completely modernised from top to bottom and really is a credit to the current owners. Further benefitting from new windows and doors, new kitchen, new flooring and redecoration, re-wired, replastered, new skirting board and architraves, new internal doors, the list goes on! Briefly comprising of:







Front entrance porch, lounge with open plan kitchen and utility cupboard, first floor, two bedrooms, balcony, bathroom, loft space, gardens front and rear along with easy parking to the front for two cars.

#### PORCH

A recently built front storm porch with new doors and windows to both sides. Slate tiled floor, outside light and a further door into the living space.

#### LIVING SPACE

21' 6" x 15' 7" (6.55m x 4.75m) An impressive open plan lounge and kitchen. An Oak staircase lead off to the first floor and there is Oak flooring in the living room area. Inset ceiling spotlights, hardwired smoke alarm, wall mounted TV connection, two radiators and a window to the front elevation.



#### KITCHEN AREA

The kitchen area has a high gloss tiled floor and a modern fitted kitchen with curved edge base and wall units, laminated working surfaces incorporating a sizeable breakfast bar and matching splashbacks. Integrated appliances include a microwave, electric oven, induction hob, extractor, fridge, freezer and a wine cooler. A composite sink and drainer overlooks the rear garden and there are French doors with integrated blinds leading out to the patio. A utility cupboard provides plumbing for a washing machine, space for a tumble dryer and additional storage.



#### FIRST FLOOR

First floor landing area with Oak balustrade, inset spotlighting and a hardwired smoke alarm. There is access to a boarded loft area via a drop-down ladder that provides additional storage.

#### BEDROOM ONE

10' 6" x 8' 9" (3.2m x 2.67m) French doors (with integrated louvre blinds) lead out to a balcony with glass balustrade affording open rural views. Central heating radiator and inset spotlighting.

#### BEDROOM TWO

8' 8" x 5' 9" (2.64m x 1.75m) Window to the front elevation and a central heating radiator.



#### BATHROOM

A modern 'L' shape shower room comprising of a walk-in shower enclosure with a glass door and a thermostatic rainfall shower with hand attachment. Rectangular washbasin with a Black mixer tap and storage below, and a push button WC. Complimentary wall tiling, laminate flooring, heated towel rail, bathroom cabinet with touch sensor lighting and inset ceiling spotlighting.



#### EXTERNAL

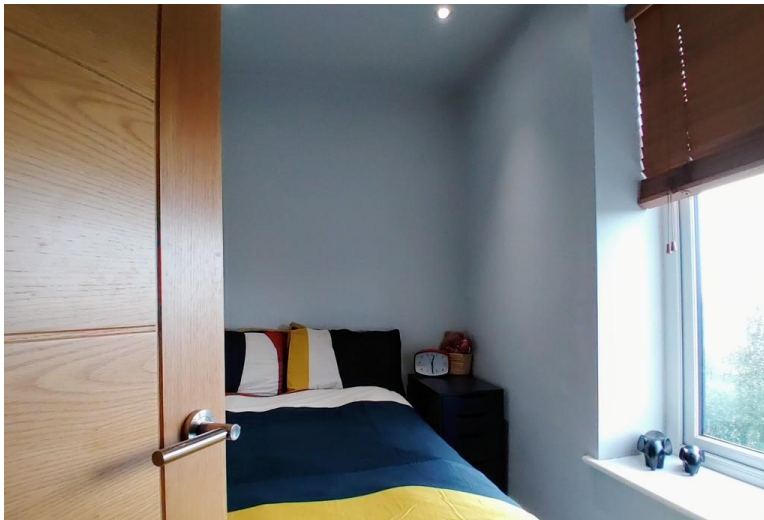
To the front of the property is a paved patio seating area and a path to the side of the house leads to the rear garden. To the rear is a low maintenance paved garden with flowerbed, stone wall boundary and view across open fields. Situated close to open countryside and local walks. On-road parking to the front with space for two cars.



#### PURCHASE DETAILS:

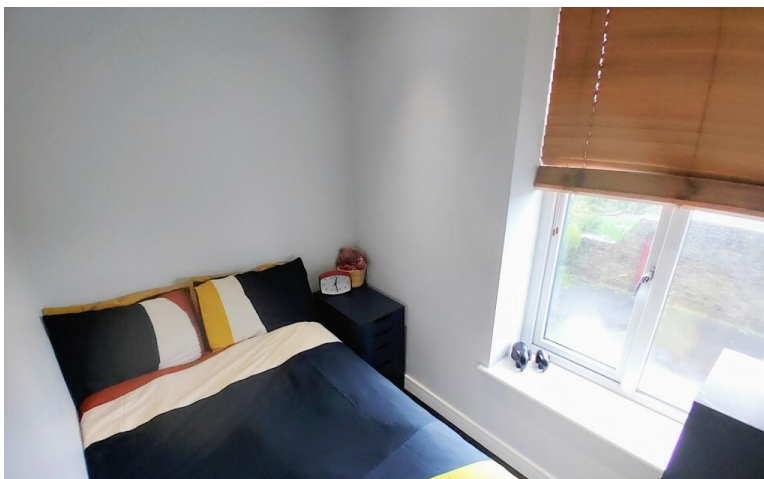
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



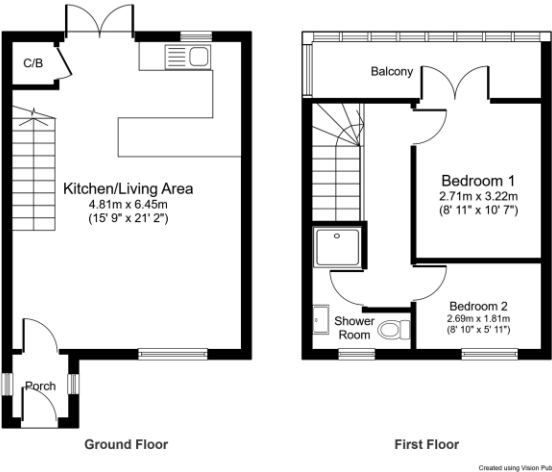
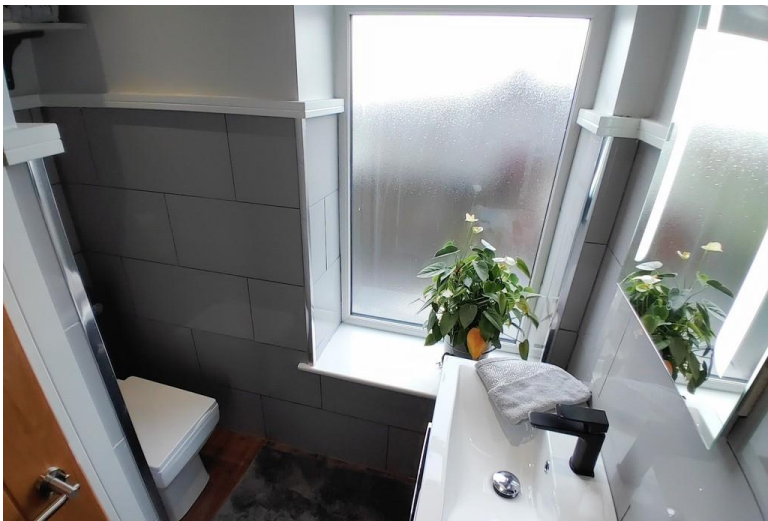
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**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements