



47 Staverton Grove, Broughton

£225,000 Leasehold

Ideal alternative to a bungalow • Sought after location • Two double bedrooms • En suite to main bedroom and fitted wardrobes • Dual aspect lounge/ diner with access to verandah • Kitchen with integrated appliances • Bathroom • Allocated parking space for 1 car directly to the rear of the kitchen • Close to local amenities and superstores

Entrance Hall

Solid wood entrance door, Large cupboard housing Megafluo pressurised hot water system, further built in cupboard, telephone handset for intercom entry system, radiator, door to lounge/diner kitchen, bedrooms and bathroom.

Lounge/ Diner

21' 0" x 13' 1" (6.40m x 3.99m)

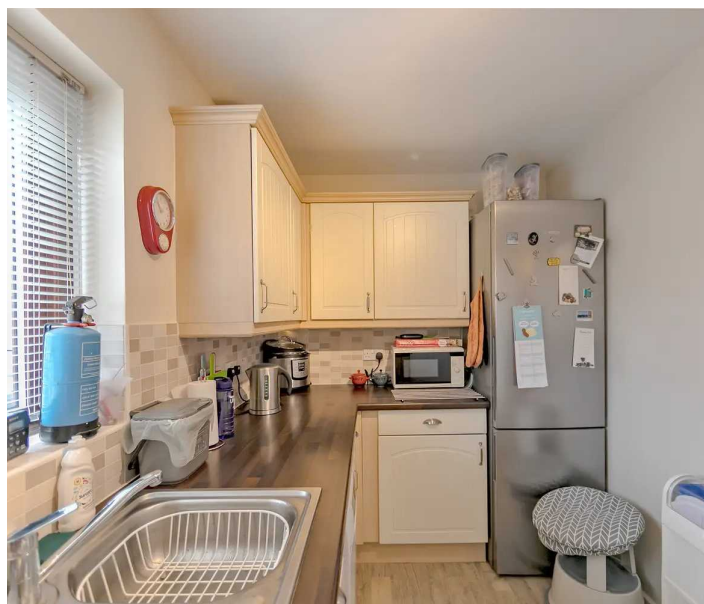
Spacious, dual aspect, lounge/ diner with double glazed windows to front and rear aspect, double glazed door to verandah. The windows and door have a film coating which reduces UV rays, protecting coloured furnishings from sun-bleaching, 2 radiators, recess with door to entrance hall.



Kitchen

13' 7" x 6' 7" (4.14m x 2.00m)

Single drainer 1 1/2 bowl, stainless steel sink unit with mixer tap inset to work surface, range of base and eye-level storage units, ample additional work surfaces with tiled splash backs, Integrated oven and hob with a brushed stainless steel extractor canopy over, cupboard housing gas fired boiler serving domestic hot water supply and radiators, space and plumbing for automatic washing machine and dishwasher, Extractor, wood effect flooring, double glazed window to rear aspect, radiator.



Bedroom 1

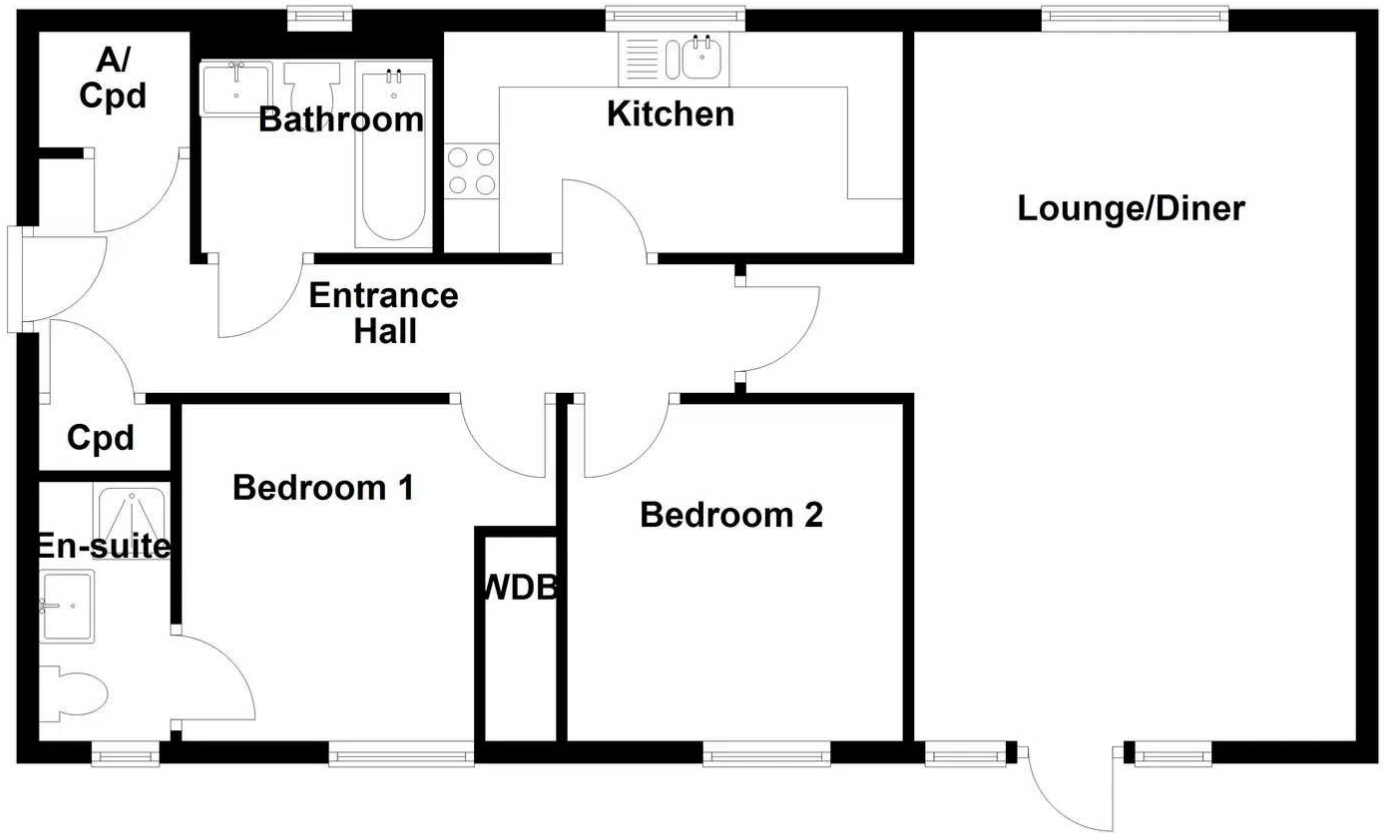
11' 2" x 9' 11" (3.40m x 3.03m)

Fitted wardrobes, double glazed window to front aspect, radiator, door to en suite shower room.





Ground Floor



This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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