



848 sq  
ft



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**REDBRIK**  
ESTATE AGENTS



Helping you find  
your home at...

Springvale Road, Brimington  
Guide Price £150,000 to £155,000



£155,000 to £160,000 (Guide Price) Positioned on a quiet road in the popular suburb of Brimington is this three bedroom semi-detached house.

- Three Bedroom Semi Detached House
- Fitted Kitchen With Integrated Appliances
- Spacious Lounge
- Separate Dining Room With Patio Doors To The Garden
- Ideally Located
- Fitted Bathroom With White Suite
- Enclosed Rear Garden With Lawn, Patio & Decking
- Off-Street Parking For Numerous Cars
- GCH & uPVC Double Glazing
- Energy Rating - D - Freehold.





£155,000 - £160,000 (Guide Price)

This is for our family...

The property offers versatile accommodation with further scope to modernise to your own requirements

The private enclosed garden is excellent for both kids to play and adults to entertain in & borders playing fields to the rear

There is ample off parking for numerous vehicles

Schools, shops & parks are all a short walk away

Buying just for me, or with my partner...

The accommodation provides enough space to utilise a bedroom as a dressing room or office to suit

The property is so versatile; you could make the property feel ultra-modern or quite traditional to suit your tastes

Pubs, restaurants & takeaways are all within close proximity

Ideally placed for bus services & transport links including access to the commuter routes

This could be an ideal property to downsize...

The location is ideal quiet but only a short distance from shops, pubs, walks & parks

The property has been set-up to be relatively low-maintenance with the bonus of being able to put your own stamp on it

The accommodation is very flexible, offering spaces that can be utilised for a number of purposes

I am looking for investment...

We think the rental yield will be approximately £650 pcm (5.03% yield)

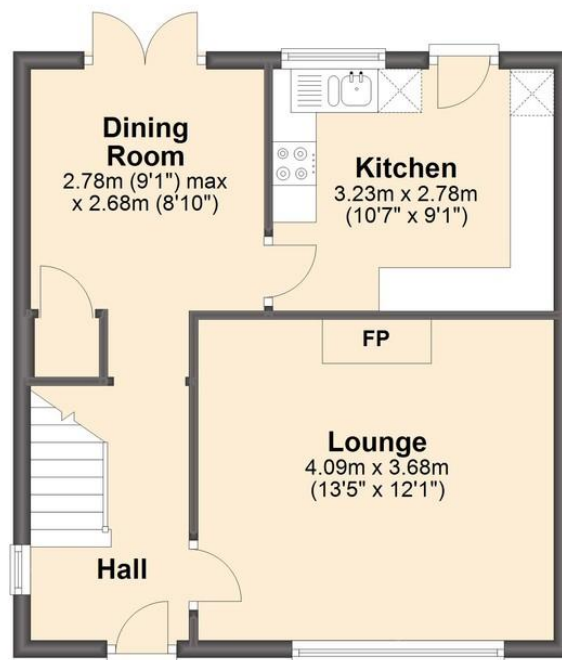
Tenants would love the location, neutral decoration & low maintenance grounds.





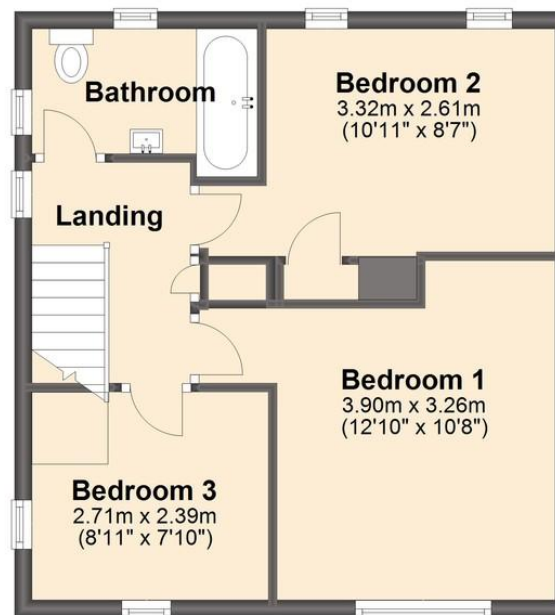
### Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 78.9 sq. metres (848.7 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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