



22 Freeman Avenue, Brough, HU15 1BW  
£210,000

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modernised semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating plus PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom. Items of note include French doors to the rear, ornamental fire surround to the lounge, under floor heating to bathroom plus fitted wardrobes to 2 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room and kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well proportioned garden areas to the front and rear with lawns and patios plus driveway parking for a number of cars leading to a detached garage with power and light plus remote controlled door.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With floor tiling.

#### Lounge 14'6"(max) x 14'4"(max) (4.44m(max) x 4.38m(max))

With timber flooring, ornamental fire surround plus storage units.

#### Dining Room 9'2" x 8'5" (2.80m x 2.59m)

Having timber flooring and blinds plus French doors to the rear.

#### Kitchen 8'11" x 8'7" (2.73m x 2.62m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, dishwasher and fridge freezer. With recessed spot lights, timber flooring and blinds.

### FIRST FLOOR

#### Landing

With fitted flooring.

#### Bedroom 1 13'10"(max) x 10'9"(max) (4.24m(max) x 3.29m(max))

With fitted wardrobes, carpets and blinds.

#### Bedroom 2 10'9"(max) x 9'6"(max) (3.30m(max) x 2.91m(max))

With carpets and blinds plus access to store.

#### Bedroom 3 8'10"(max) x 8'7"(max) (2.71m(max) x 2.64m(max))

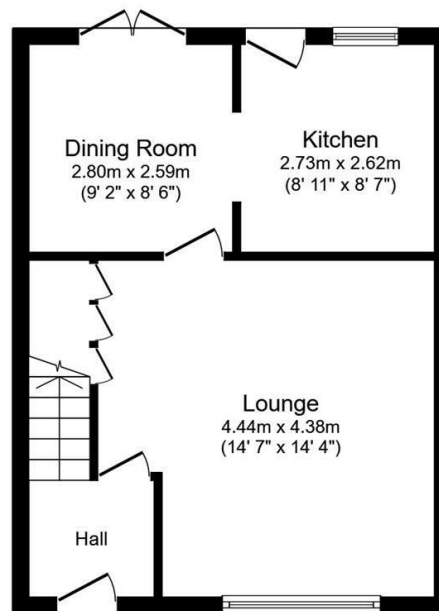
With fitted wardrobes, carpets and blinds.

#### Bathroom 6'3" x 5'3" (1.93m x 1.61m)

Having contemporary white sanitary ware with shower and screen to bath plus tiling, floor tiling with under floor heating, vanity basin, chrome ladder radiator and blinds.

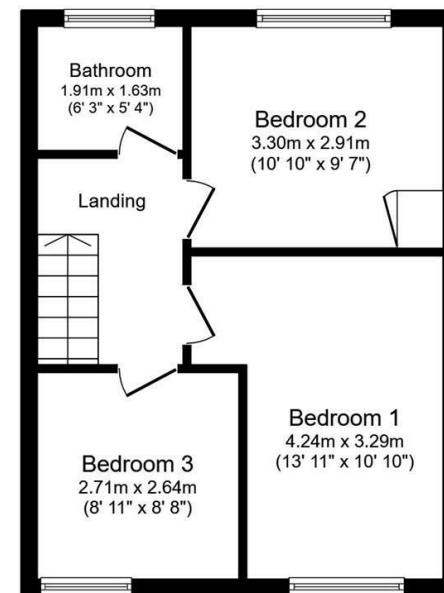
### EXTERNAL

The property benefits from well proportioned garden areas to the front and rear with lawns and patios plus driveway parking for a number of cars leading to a detached garage with power and light plus remote controlled door.



#### Ground Floor

Floor area 38.5 sq.m. (414 sq.ft.)



#### First Floor

Floor area 38.5 sq.m. (414 sq.ft.)

Total floor area: 77.0 sq.m. (829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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