



102 Springfield Avenue, Brough, HU15 1BX  
£205,000

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this extended and improved semi detached house located on a popular estate with access to amenities and transport links plus with access to OFSTED 'Good' Primary and secondary schools.

The property benefits from Hive controlled central heating and PVCu double glazing. There is a modern dining kitchen with quartz worktops and integrated appliances plus a modern bathroom and further shower room. Items of note include Fitted units to the lounge, French doors to the rear plus fitted wardrobes to bedrooms 1 & 2. 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 kitchen and bathroom. There are 3 well proportioned bedrooms plus a shower room accessed from the first floor landing.

The property benefits from well presented gardens. There is driveway parking.

Tenure - Freehold  
Council tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring. Access to store.

#### Lounge 12'11" x 10'2" (3.96m x 3.11m)

With fitted units, laminate flooring and blinds.

#### Dining Kitchen 18'10"(max) x 15'9"(max) (5.75m(max) x 4.82m(max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus glass splash back. With double oven, induction hob, hood, larder fridge, larder freezer and dishwasher. With feature radiator, recessed spot lights, vinyl flooring, blinds plus French doors leading to the rear garden.

#### Bathroom 7'4" x 6'3" (2.24m x 1.92m)

Having modern white sanitary ware with vanity, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'3" x 10'0" (4.06m x 3.05m)

With fitted wardrobes, carpets and blinds.

#### Bedroom 2 10'9" x 10'0" (3.30m x 3.05m)

With fitted wardrobes, carpets and blinds.

#### Bedroom 3 9'11"(max) x 6'4"(max) (3.04m(max) x 1.95m(max))

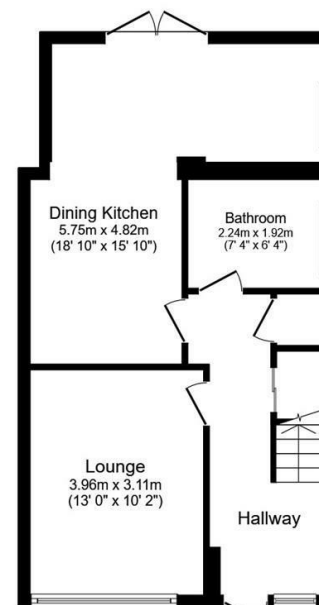
With vinyl flooring and blinds.

#### Shower Room 6'4" x 5'7" (1.95m x 1.72m)

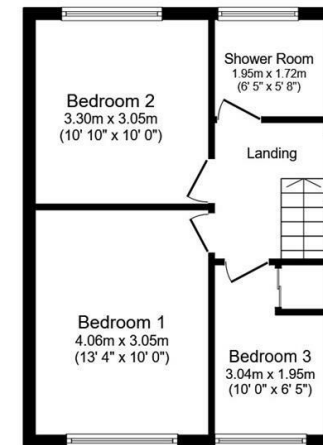
Having modern white sanitary ware with feature radiator, vanity basin, recessed spot lights, tiling and vinyl flooring.

### EXTERNAL

The property benefits from well presented gardens. There is driveway parking.



Ground Floor  
Floor area 49.5 sq.m. (533 sq.ft.)



First Floor  
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 87.6 sq.m. (942 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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