







71 Brompton Park, Brompton On Swale, DL10 7JP

£1,200 Per month

marcus alderson estate agents

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ENTRANCE PORCH
Composite door leading into entrance porch having UPVC windows to side and front. Tiled floor and door to entrance reception.

ENTRANCE RECEPTION
Doors to either side of the reception, one leading to lounge and the other the kitchen/diner.

KITCHEN/DINER 3.586 x 5.400 max (11'9" x 17'8" max)
One and half sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with contrasting worktop surfaces and grey tiling to upstands. AEG four ring induction hob, below oven and above extractor hood. Plumbing for automatic washer. Wood effect vinyl flooring, central heating radiator, UPVC bay window to front and further UPVC windows and door to rear. Wall mounted combination boiler, understairs storage and ceiling coving.

LOUNGE 5.191 x 3.504 (17'0" x 11'5")
UPVC bay window to front and further window to rear. Central heating radiator, wall lights, TV and sky points, ceiling coving and door to conservatory.

CONSERVATORY 3.163 x 3.318 (10'4" x 10'10")
UPVC windows to rear and French doors to the side leading onto the paved terrace. Power points, wall lights and vinyl floor, glass ceiling bringing in an abundance of natural light.

FIRST FLOOR LANDING
UPVC window to rear, central heating radiator and ceiling coving.

BEDROOM 1 3.595 x 2.704 (11'9" x 8'10")
UPVC window to front, central heating radiator. Recess area ideal for wardrobe.

BEDROOM 2 2.685 x 3.500 (8'9" x 11'5")
UPVC window to front, central heating radiator and recessed area ideal for wardrobe. Loft hatch.

BEDROOM 3 2.640 x 1.825 (8'7" x 5'11")
UPVC window to rear, central heating radiator and ceiling coving.

BATHROOM/W.C 1.683 x 2.673 (5'6" x 8'9")
Panelled bath with shower screen, mixer taps and wall mounted shower bar. Tiling to splash areas, low level w.c, pedestal hand basin with mixer tap, heated chrome towel rail, wood effect vinyl floor, down lighting extractor fan and UPVC window to rear.

EXTERNALLY
To the front is a block paved driveway for parking of several cars leading to the garage. A lawned garden area.

Side gate gives access to the rear garden having shaped area with shaped lawned garden and a pond area. Outside water tap.

GARAGE
With up and over door and power.





