

15 Brookside Avenue, Johnston

£165,000 Freehold

Well-presented 2-bed home in Johnston with loft conversion, parking for 2 cars, low-maintenance garden, modern features, and convenient location near shops, schools, and transport.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Convenient location
- Allocated parking
- Ideal first time buy or investment
- Enclosed rear garden

Entrance Hall

Tiled flooring, uPVC door with glass panel inserts

Kitchen

Tiled flooring, matching base and wall units, 1.5 drainer sink, gas hob with integrated oven, double glazed uPVC window to the front, tiled splash back, boiler

Dining room

Timber flooring, stairs, open plan

Living room

Timber flooring, high ceiling with 4 x Velux windows, double glazed uPVC window to the rear, door to garden

Landing

Fitted carpet

Bedroom 1

Fitted carpet, double glazed uPVC window to the front

Bedroom 2

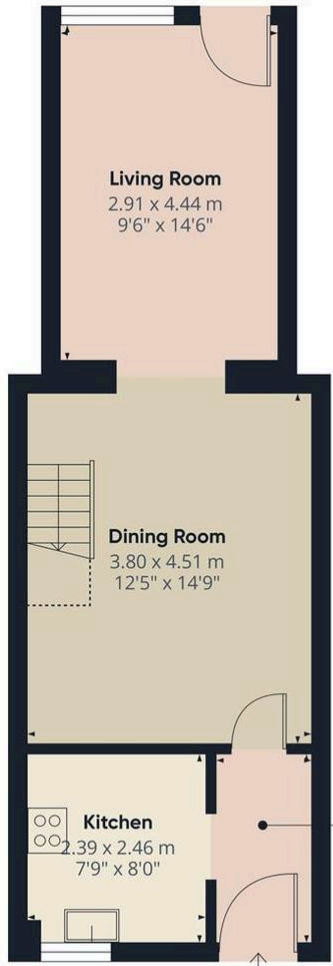
Timber flooring, double glazed uPVC window to the rear, stairs

Bathroom

Tiled throughout, bath with overhead shower, low flush toilet, hand basin, frosted double glazed uPVC window to the front

Loft conversion

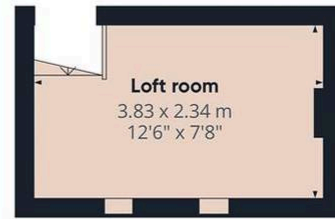
Timber flooring, Velux window



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

70.8 m²
761 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

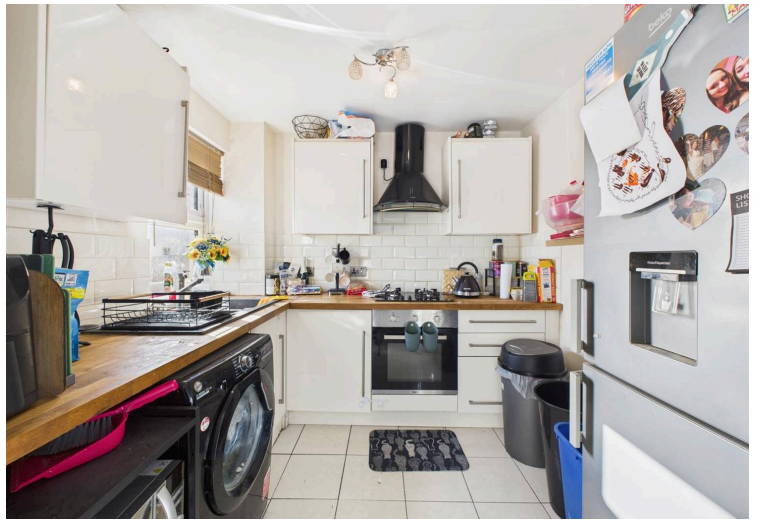
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		69	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	