

HUNTERS®

HERE TO GET *you* THERE



Town Hill

Broughton, DN20 0HL

Offers In The Region Of £175,000



3



1



2



Council Tax: A



67 Town Hill

Broughton, DN20 0HL

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Front

Front of the home, with a driveway offering off road parking, sitting adjacent to a gravel area - which could offer further off road parking if required.

Garden

Good sized garden to the rear, which is predominantly laid to lawn, with mature trees and hedging.

Lounge

Neutral lounge to the front aspect of the property.

Kitchen

New fitted kitchen to the rear of the home, with ample wall and floor units for storage. There is also a door accessing the garden.

Bedroom 1

13'0" x 11'6" (3.98m x 3.52m)

Double bedroom to the front aspect of the home, benefiting from fitted storage.

Bedroom 2

8'10" x 12'2" (2.71m x 3.73m)

Neutrally decorated double bedroom.

Bedroom 3

6'6" x 8'11" (1.99m x 2.72m)

Good sized third bedroom to the rear of the property.

Bathroom

6'1" x 5'7" (1.86m x 1.71m)

New bathroom, with a neutral white suite.

This ideal first time buyer/family home, which is being offered with no onward chain, briefly comprises: a generous front lounge which leads through to the fitted kitchen, three good-sized bedrooms and a shower room. To the front of the home there is a gravel area, which sits adjacent to the driveway - offering off-road parking, leading to the garage, which benefits from an electric door. To the rear of the property there is a good-sized garden, which is part laid to lawn, part patio area. In addition to this, the home benefits from an electric heating system and double glazing.

This neutrally decorated home is located in the small town of Broughton, close to local schools, amenities and bus routes. There are several shops within Broughton - with further services close by at Brigg or Scunthorpe. Viewing advised!



Road Map



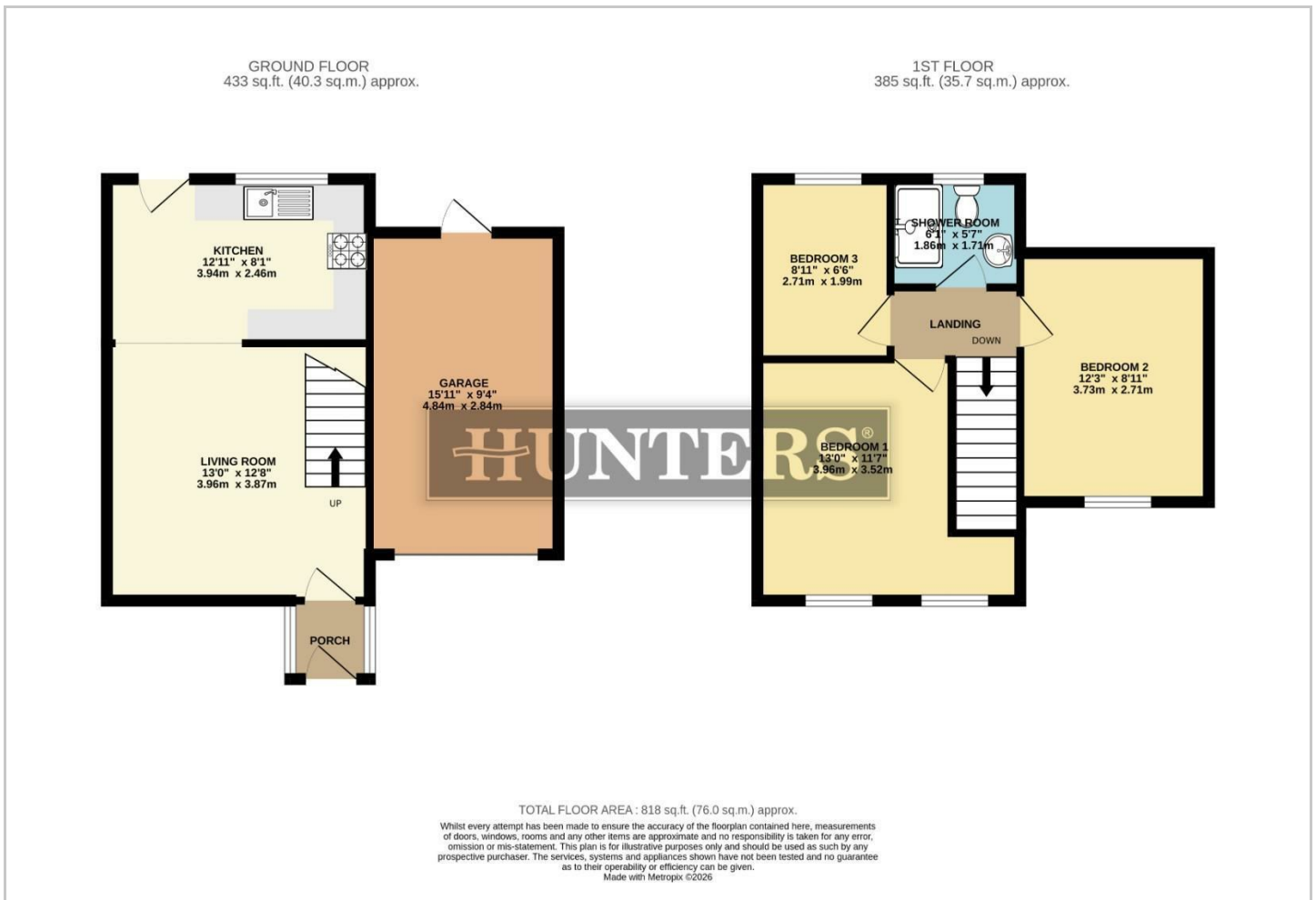
Hybrid Map



Terrain Map



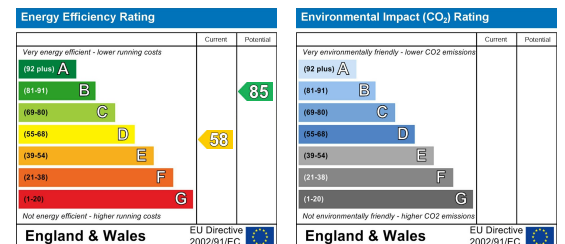
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.