





55 Town Hill, Broughton

£159,950 Freehold

MODERN SEMI-DETACHED HOUSE · POPULAR TOWNSHIP LOCATION · IDEAL FIRST TIME BUY · 3 BEDROOMS · MAIN FRONT LOUNGE & REAR CONSERVATORY · FITTED KITCHEN DINER · PRIVATE ENCLOSED REAR GARDEN · LARGE DRIVEWAY & GARAGE · COUNCIL TAX BAND;B, EPC RATING; C

paul fox
the family estate agents





Paul Fox are delighted to present to the market this well-maintained modern semi-detached home, ideally positioned within a sought-after residential area of Broughton.

Offering well-proportioned and versatile accommodation, this property is perfectly suited to first-time buyers, professional couples or young families alike. The ground floor comprises a welcoming entrance hall, a comfortable front-facing lounge, a separate dining room ideal for entertaining, a fitted kitchen, and a light-filled conservatory overlooking the rear garden. To the first floor, there are three well-sized bedrooms, all served by a contemporary family bathroom. Externally, the property enjoys off-road parking, a detached garage, and a fully enclosed rear garden providing a private and secure outdoor space. An excellent opportunity to acquire a ready-to-move-into home in a desirable location. The property also benefits from a newly fitted UPVC front door, all new windows, soffits and facias.

Finished with uPVC double glazing and a gas-fired central heating system.

Viewing comes with the agent's highest recommendation.

View via our Brigg office.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall
7' 8" x 3' 11" (2.34m x 1.19m)
Enter the property via the uPVC double glazed front door into a hall having a light to the ceiling, laminate flooring and stairs to the first floor.



Lounge
13' 11" x 11' 3" (4.24m x 3.43m)
A front facing lounge with fireplace, uPVC double glazed bow window, light fitting to the ceiling.

Dining Room
8' 2" x 8' 1" (2.49m x 2.46m)
Open to the kitchen with light to the ceiling, a central heating radiator, carpeted flooring and timber framed French doors that open to the conservatory.

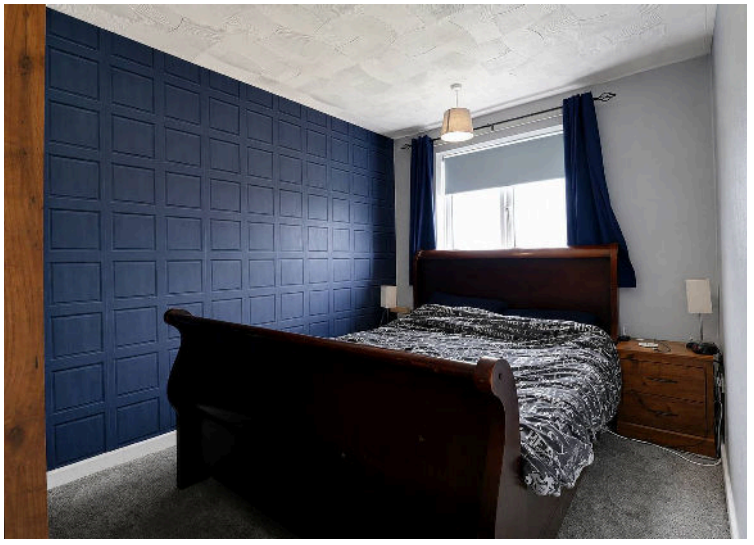


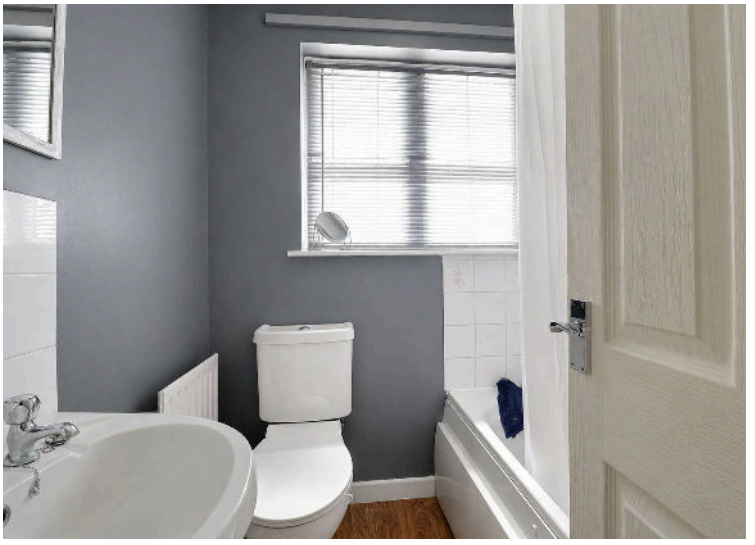
Conservatory
12' 10" x 10' 1" (3.91m x 3.07m)
A uPVC double glazed conservatory with polycarbonate roofing, tiled flooring, built in cupboard and external doors to the drive and rear garden.

Kitchen
8' 6" x 5' 10" (2.59m x 1.78m)
Providing a range of wall and base units, work tops with tiled surrounds, an integrated oven and hob. A sink fits under a timber framed window and there is an under counter recess with plumbing for a washing machine and fridge. Light fitting to the ceiling and cushion flooring.

Bedroom One





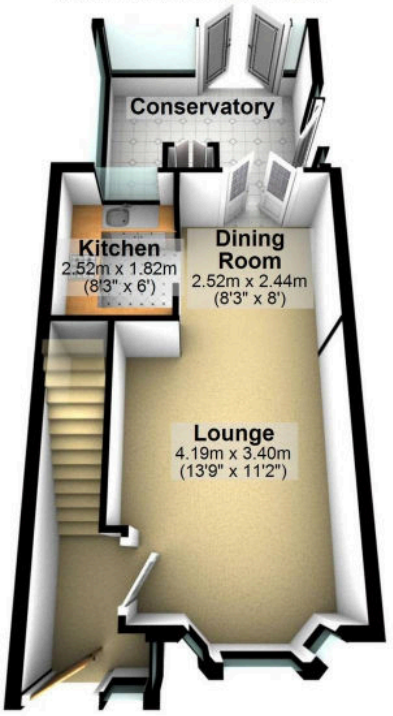






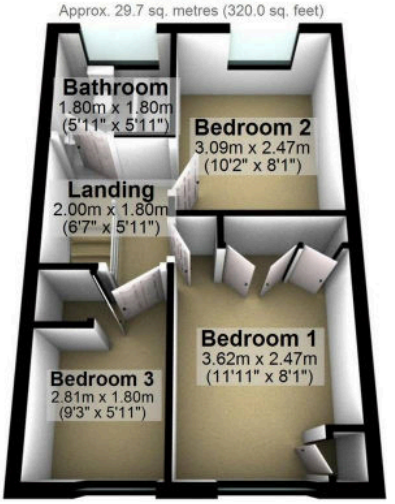
Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 sq. feet)

3 Bedroom Semi Detached House
Plan produced using PlanUp.



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