



**60 George Street, Broughton  
DN20 0LA  
£171,500**

Bella Properties brings to the market this lovely maintained three bedroom bungalow located on George Street, Broughton, just outside of Scunthorpe with excellent travel links to the town centre, M180 Motorway and the towns local amenities including shops, school and pubs.

With modern, neutral décor throughout, this home briefly comprises the kitchen, living room, inner hallway, all three bedrooms and bathroom on the ground floor. Externally, there is plenty of off road parking, and a private lawned garden to the rear which is fully enclosed.

Ideal for a family or couple, viewings are available on this property straight away and come highly recommended!



**Kitchen** 17'8" x 8'2" (5.4 x 2.49)

Entrance to the property is via the side door and into the kitchen. Vinyl effect flooring with central heating radiator, and uPVC window facing to the side of the property. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated oven, grill and induction hob, integrated sink and drainer with space and plumbing for white goods. Internal doors lead to the living room, bedroom one and inner hallway.

**Living Room** 10'9" x 11'8" (3.3 x 3.58)

Carpeted with central heating radiator and uPVC bay window facing to the front of the property.

**Hall** 2'9" x 10'2" (0.84 x 3.1)

Vinyl effect flooring with central heating radiator and internal doors leading to the kitchen and two bedrooms. External French doors lead to the rear garden.

**Bedroom One** 10'9" x 10'10" (3.28 x 3.31)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

**Bedroom Two** 9'10" x 7'4" (3.02 x 2.25)

Carpeted with central heating radiator and uPVC window facing to the side of the property.

**Bedroom Three** 6'8" x 10'11" (2.05 x 3.34)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

**Bathroom** 7'8" x 4'10" (2.36 x 1.48)

Vinyl effect flooring with part tiled walls and uPVC window facing to the front of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

The front of the property benefits from a block paved driveway offering off road parking for multiple vehicles. The driveway leads to the rear garden, which is accessible via a gate. To the rear you will find a fully enclosed private, lawned garden with patio area for entertaining.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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