



48 Town Hill Drive  
Broughton, DN20 0HG  
£150,000

*Bella*  
properties

Found in the always popular town of Broughton, this two bedroom semi detached bungalow is brought to the market for sale by Bella Properties. This home has so much potential to make it your own and would be ideal for a couple or small family briefly comprising the kitchen, living room, conservatory, two bedrooms, inner hallway and bathroom. Externally, there is off road parking and lawned gardens to both the front and rear.

Locally, there are plenty of handy amenities within easy reach including shops, pubs, doctors surgery and primary school, as well as convenient access out to the motorway links.

Viewings are available immediately and come highly recommended!



**Kitchen** 10'0" x 7'11" (3.07 x 2.42)

Entrance to the property is via the side door and into the kitchen. Tiled flooring with central heating radiator, spotlights and two uPVC windows facing to the side of the property. Base height and wall mounted units with undercounter lights, complimentary counters, tiled splashbacks, integrated oven and hob, integrated sink and drainer with space and plumbing for white goods. Internal doors lead to storage cupboard and living room.

**Living Room** 10'6" x 15'11" (3.21 x 4.87)

Wooden flooring with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround and uPVC bay window facing to the front of the property.

**Inner Hall** 2'9" x 5'10" (0.86 x 1.8)

Carpeted with internal doors leading to the living room and two bedrooms.

**Bedroom One** 9'11" x 10'6" (3.03 x 3.21)

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

**Bedroom Two** 7'10" x 6'9" (2.4 x 2.07)

Carpeted with central heating radiator and uPVC sliding doors leading to the conservatory.

**Conservatory** 7'6" x 8'7" (2.3 x 2.64)

Brick based construction with carpet throughout, central heating radiator and uPVC windows and French doors to the rear garden.

**Bathroom** 9'8" x 7'4" (2.96 x 2.24)

Vinyl effect flooring with uPVC window facing to the side of the property. A four piece suite consisting of bathtub, toilet and sink with vanity unit and double shower.

**External**

To the front of the property is a lawned garden with established shrubs, and a driveway offering off road parking. The driveway leads to the rear garden which has a patio and lawned area, with shed for storage.

**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.





**Floor Plan**  
Approx. 52.6 sq. metres



Total area: approx. 52.6 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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