



43 TOWN HILL DRIVE
BROUGHTON, DN20 0HE

£150,000
FREEHOLD

Well-Presented Semi-Detached Bungalow In Sought-After Broughton



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01724 642002

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DESCRIPTION

Welcome to Town Hill Drive, a charming two-bedroom semi-detached bungalow that is well presented throughout and offers a fantastic opportunity for those seeking single-level living. With spacious accommodation, a lovely rear garden, and plenty of parking, this home is perfectly suited for a range of buyers.

Entering through the side door, you step into a fitted kitchen with classic shaker-style units and space for appliances. From here, the generous lounge enjoys a feature bow window to the front and a central fireplace, creating a bright and welcoming living space.

An inner hallway leads to two bedrooms and a well-designed wet room. The main bedroom benefits from fitted wardrobes, offering excellent storage. Bedroom two provides versatility, with patio doors that open into the rear sun room. Spanning the width of the property, the sun room is an ideal space for dining or relaxing while enjoying views of the garden, with French doors opening directly outside.

The wet room is particularly well-suited for those requiring accessible facilities, finished with part tiling, wet-room vinyl flooring, a wash hand basin, WC, and a power shower.

Externally, the property enjoys ample off-road parking on the driveway, along with gated access to the side and rear. A detached single garage offers additional storage or parking. The pretty rear garden is fully enclosed with timber fencing and features a paved patio, steps up to a lawned area, and two timber sheds.

Situated in the popular village of Broughton, this bungalow offers a peaceful setting while remaining close to local amenities, shops, and transport links, making it an excellent choice for those looking to downsize or enjoy a more accessible style of living.

KITCHEN

fitted kitchen with classic shaker-style units and space for appliances

LOUNGE

the generous lounge enjoys a feature bow window to the front and a central fireplace

SUN ROOM

BEDROOM 1

double bedroom with fitted wardrobes, offering excellent storage

BEDROOM 2

with patio doors that open into the rear sun room

WET ROOM

wet room is particularly well-suited for those requiring accessible facilities, finished with part tiling, wet-room vinyl flooring, a wash hand basin, WC, and a power shower

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 721.19 sq ft

Tenure – Freehold





Ground Floor

Town Hill Drive

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



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