



**15 Appleby Gardens, Broughton, DN20 0BA**  
**£259,995**

## The Property Perspective

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We are delighted to offer for sale this extended detached house located in a popular position with open aspect to the rear and access to amenities and transport links.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with granite worktops and appliances plus contemporary shower room and WC. Items of note include conservatory with French doors to rear, fitted wardrobes to bedroom 1 plus electric fire and surround plus feature bay window to the lounge dining room. There are ample sockets and media points to the property. The home is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge dining room, conservatory, kitchen and WC. There are 4 well proportioned bedrooms plus a family shower room off the first floor landing. There is a part boarded loft with ladder access.

The property benefits from an open aspect to the rear. There are well presented private gardens with garden office plus driveway parking and garage.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring. Access to store.

#### Lounge Dining Room 22'8"(max) x 11'10"(max) (6.91m(max) x 3.61m(max))

With electric fire and surround plus a feature bay window. with laminate flooring. French doors leading to.

#### Conservatory 10'9" x 8'9" (3.30m x 2.68m)

With vinyl flooring. French doors leading to rear garden.

#### Kitchen 13'3" x 7'9" (4.05m x 2.38m)

having a comprehensive range of modern wall and base units with complimenting granite worktops, upstands and splash back. With oven, microwave, warming drawer, induction hob, hood, fridge freezer and washing machine. Floor tiling and recessed spot lights.

#### WC 6'2"(max) x 3'9"(max) (1.90m(max) x 1.16m(max))

Having modern white sanitary ware with tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 12'7" x 11'5" (3.84m x 3.48m)

With fitted wardrobes and carpets.

#### Bedroom 2 11'0" x 8'10" (3.36m x 2.70m)

With fitted carpets.

#### Bedroom 3 12'9" x 7'8" (3.90m x 2.36m)

With fitted carpets.

#### Bedroom 4 8'11" x 7'10" (2.74m x 2.40m)

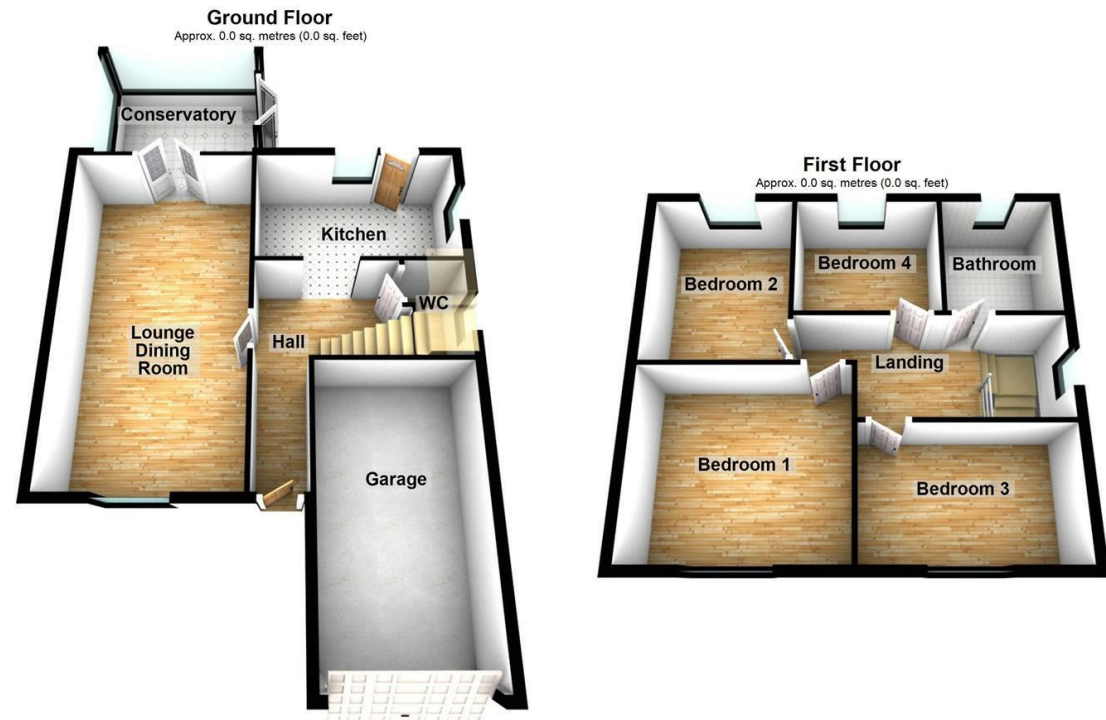
With fitted carpets.

#### Shower Room 7'10" x 7'0" (2.39m x 2.15m)

Having contemporary sanitary ware with vanity units, wall boards, recessed spot lights and ladder radiator.

### EXTERNAL

The property benefits from an open aspect to the rear. There are well presented private gardens with garden office plus driveway parking and garage.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.