



8 Broachgate , DN5 9HA
£165,000 OffersInRegionOf
Tenure Freehold

- **PRACTICAL GARAGE WITH STORAGE SOLUTIONS**
- **COSY LIVING ROOM FOR FAMILY GATHERINGS**
- **THREE BEDROOMS**
- **SPACIOUS BATHROOM WITH RELAXING BATH**
- **EASY ACCESS TO A1 MOTORWAY &**

Step into this delightful semi detached home, offering 101 sq meters of perfectly designed living space. Featuring three bright and airy bedrooms, this home is perfect for families, first time buyers, or those seeking extra space. The spacious bathroom includes a relaxing bath, ideal for unwinding after a busy day.

On the ground level, you'll find a sunny, light-filled sunroom—perfect for a reading nook, home office, or simply soaking in the natural surroundings. The living room provides a cosy setting for evenings spent with loved ones, while the practical garage offers convenient storage or parking space.

The kitchen, equipped with a gas range-style stove, invites you to get creative with your culinary adventures, whether you're cooking a quiet meal or hosting friends. With its blend of warmth and functionality, this home is ideal for those seeking both comfort and convenience.

Located on Broachgate in the popular residential area of Scawthorpe, you'll enjoy easy access to excellent transport links, including the A1 motorway and a nearby train station, making commuting effortless. A variety of amenities such as shops, schools, and leisure facilities are just a stone's throw away, ensuring a convenient and enjoyable lifestyle.

Make this charming house your home today!



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	78
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC