

23 Cransley Street
Broughton
NN14 1UJ

£325,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated within a cul de sac in the popular village of Broughton, this immaculate Redrow built semi-detached home on Cransley Street offers a delightful blend of comfort and modern living.

The property offers excellent accommodation internally consisting of an entrance hall, cloakroom, lounge, kitchen/diner and utility cupboard on the ground floor and three very well proportioned bedrooms on the first floor the space overall is spacious and bright.

Benefits include gas radiator heating, UPVc double glazing, integrated appliances including dishwasher, oven, microwave, hob, extractor and fridge/freezer, ensuite shower room to the master bedroom as well as fitted wardrobes, and two additional storage cupboards and fitted wardrobes in

bedroom two on the first floor.

For those with vehicles, the property offers off-road parking for up to three vehicles, along with a single garage, providing both security and ease of access. The village location adds to the appeal, offering a peaceful setting while still being within reach of local amenities and transport links.

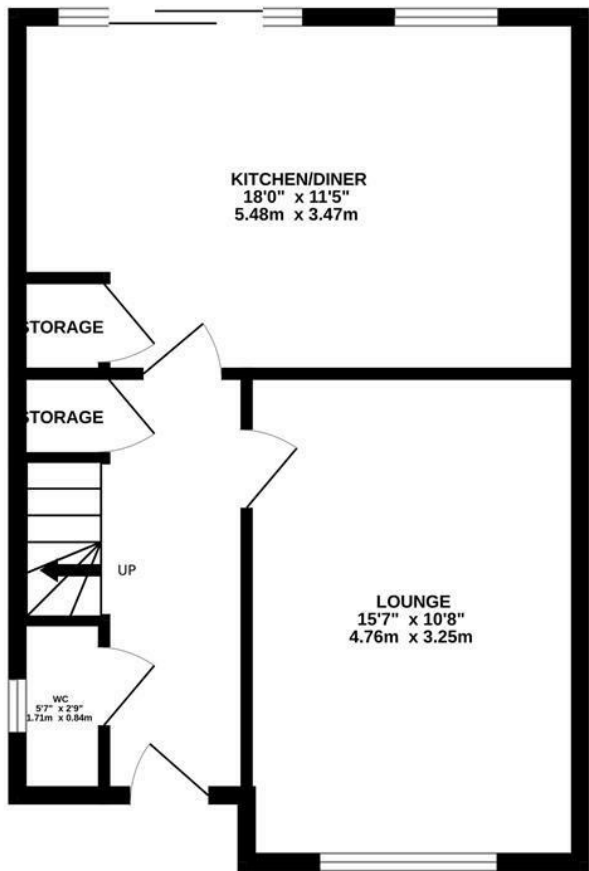
This semi-detached house on Cransley Street is a rare find, combining modern comforts with the charm of village life. It presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this beautiful property your new home.

Call sole selling agents Oscar James Kettering to make arrangements to view this truly lovely home.

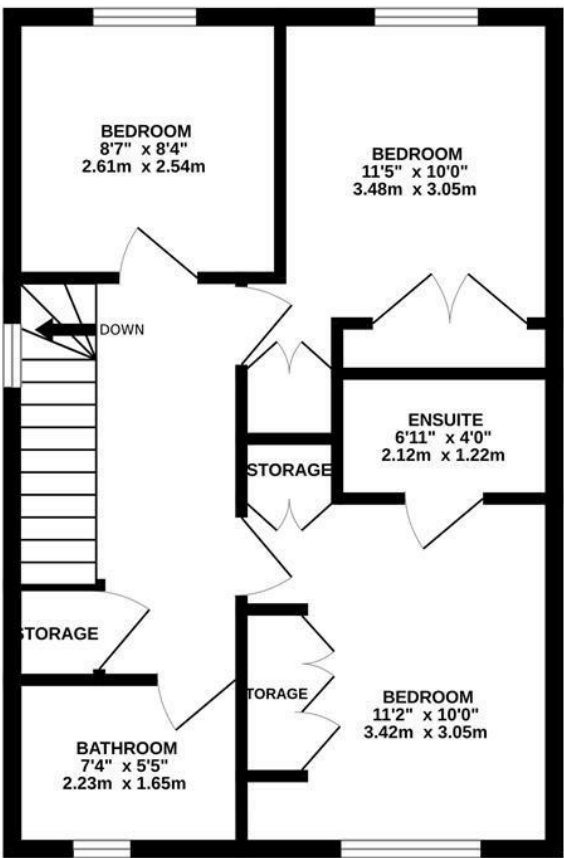
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Floor Plan

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge and kitchen/diner



Contemporary kitchen with integrated appliances



Three bedrooms



Family bathroom, ensuite and cloakroom



Good size garden



Single garage and off road parking





SELLER'S SECRET

Having owned the property since new (approximately 9 years ago) we have been exceptionally happy here, the house has been superb for us. The time is right for us to move on and have in fact found our next property that we would like to move to once sold, hopefully making things as straight forward as possible for a buyer.



Why we like it....

This property is in superb condition and has been built by a very reputable builder, an exclusive development and in an ideal location for those wanting a slower pace of life but with amenities on your door step still as well as having excellent road links

OSCAR JAMES

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To buy or not to buy....
