



 3
Bedrooms

 1
Bathroom



****NO ONWARD CHAIN****

A beautiful traditional semi-detached property, situated in the popular residential hospital area of Scunthorpe.

Briefly the property benefits to the ground floor two large reception rooms, ground floor WC, third reception room leading through to the family kitchen.

To the first floor the property comprises two double bedrooms and a third single bedroom, three piece family bathroom and rear walk-in storage.

Externally the property benefits a large rear driveway with double secure gates, to the front the property is set back from the road with well-kept lawn, and paved path leading to the rear aspect. The property is available to purchase with no onward chain for ease of purchase.

Louise Oliver Properties is please to bring to the market this traditional semi-detached home, ideally located close to good local schools, Scunthorpe General Hospital and a wide range of retail outlets.

The property boasts character throughout with stained glass feature panels and bay windows. Traditional in style and big on storage space.

The property briefly comprises, to the ground floor, a large reception hall upon entry with traditional detailing and ample integral storage, large front aspect lounge, rear aspect sitting room, ground floor WC, rear aspect family kitchen leading from reception room.

To the first floor the property benefits, two double bedrooms, and a third single bedroom with bay window. Large three-piece bathroom suite with original features. Additionally the first floor comprises a storage room through the bathroom.

Externally the property benefits being set back from the road, well kept lawn and paved path leading to the rear aspect. To the rear aspect a large mainly laid to lawn with paved parking and secure double gates to the rear.

Viewings are highly recommended!

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RECEPTION HALL

The property opens onto a large reception hall via double uPVC obscure glazed doors, single stained glass feature to side aspect, understairs storage, double radiator, carpet flooring and alarm panel.

LOUNGE - 3.60m x 3.68m (11'10" x 12'1")

Front aspect lounge; uPVC bay window with stained glass feature to front aspect, wall hung gas fire, radiator, carpet flooring.

DINING ROOM - 4.08m x 3.43m (13'5" x 11'3")

Rear aspect sitting room; uPVC bay window to rear aspect, double radiator and carpet flooring.

WC

Ground floor WC; traditional WC, part tiled walls, single glazed window to side aspect, corner wall hung hand wash basin.

RECEPTION ROOM - 2.82m x 2.27m (9'3" x 7'5")

Rear reception room; wall hung gas fire, double radiator, carpet flooring, built in storage and glazed window to side aspect.

KITCHEN - 2.81m x 2.66m (9'3" x 8'9")

Family kitchen featuring; wall and base units, laminate worktop, stainless steel sink and drainer, tiled splashback, stainless steel extractor fan, double radiator, tiled floor, under counter plumbing, dual aspect windows, loft hatch access and uPVC door to side aspect.

STAIRS/ LANDING

Stairs to first floor comprises wooden banister and carpet flooring.

To the first floor landing, uPVC window to the side aspect.

BEDROOM ONE - 3.90m x 3.44m (12'9" x 11'4")

Double bedroom comprising; front aspect bay window with stained glass feature, carpet flooring and radiator.

BEDROOM TWO - 3.78m x 3.44m (12'5" x 11'4")

Double bedroom comprising; rear aspect uPVC window, carpet flooring and radiator.

BEDROOM THREE - 2.43m x 2.13m (8'0" x 7'0")

Third bedroom, well proportioned single, comprises; front aspect bay window with stained glass features, recessed bookcase, carpet flooring and radiator.

BATHROOM - 2.37m x 2.86m (7'9" x 9'4")

Three-piece family bathroom comprising; close coupled WC, pedestal hand wash basin, panelled bath with overhead shower, obscure uPVC window to side aspect, loft access, double storage, double radiator and vinyl flooring.

STORAGE ROOM - 1.80m x 2.39m (5'11" x 7'10")

Rear aspect storage room comprising; wood frame glazed window to side aspect, single radiator, wood flooring, wall mounted combi-boiler.

EXTERNAL

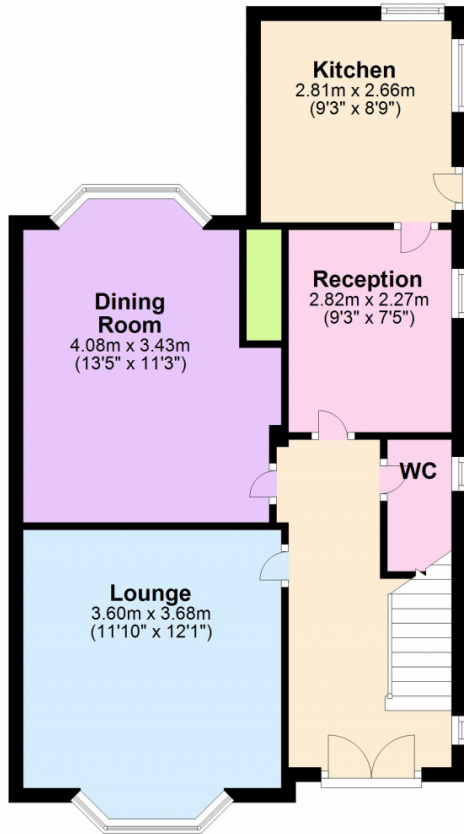
To the front aspect the property benefits, mainly well-kept lawn with the property set back from the road, walled perimeter, paved path leading up the garden to the side aspect.

To the rear of the property benefits, paved driveway with double gated access, single brick garage, single wooden shed, paved walkway to side door, large well-kept lawn, paved patio and fenced perimeter.

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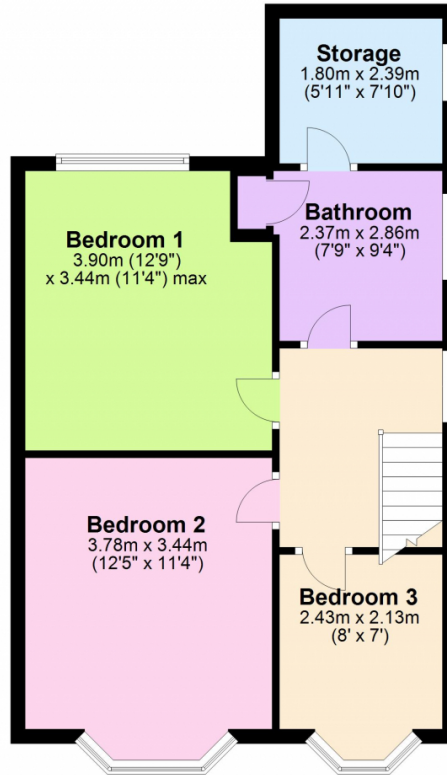
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 104.0 sq. metres (1119.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 