



 3
Bedrooms

 1
Bathroom



*****NO ONWARD CHAIN*****

UNDERGONE RECENT REFURBISHMENT

Louise Oliver Properties brings to the market, a three bedroom semi-detached property, boasting a central location, situated within walking distance to, Scunthorpe town centre, benefiting, doctors surgery, retail outlets, public transport and facilities.

The property benefits, low maintenance external paved gardens, offering on road parking to the front aspect. Accommodation comprises of, large lounge / diner, exiting to rear modern kitchen benefiting walk-in storage and exiting to the rear garden. The first floor accommodation comprises of, two double and a third single bedroom, with three piece bathroom suite, comprising, over bath mains fed shower.

Louise Oliver Properties presents to the market, a centrally located three bedroom refurbished property, situated within walking distance of the local town centre.

Briefly the property comprises, entrance to the front aspect opening to extended entrance hall leading to stairs to first floor accommodation and exiting to the lounge / dining area. The lounge/diner comprises dual aspect windows, grey wood laminate flooring, and feature wall mounted up-lights to twin ceiling light points. The kitchen exits from the lounge / dining room, with open access. A refurbished kitchen comprising, grey gloss fronted wall and base units, built in oven, hob, grill, and extractor unit, with additional walk-in storage. The kitchen exits to the rear low maintenance garden. First floor accommodation comprises, three bedrooms with carpeted flooring throughout, and modern bathroom suite boasting, polished tiled walls and flooring, P shaped bath with over bath mains fed shower, and concealed waste pedestal vanity. the property offers access to the rear, with on road parking available.

Viewings are highly recommended.

ENTRANCE HALL

Main entrance to the front aspect via uPVC door, opening to entrance hall comprising of, grey laminate flooring, stairs to first floor, radiator, light to ceiling, and opening to lounge.

LOUNGE - 6.71m x 3.63m

Spacious lounge comprising, dual aspect uPVC windows, twin wall up-lights, twin ceiling light fittings, radiator, grey laminate flooring, and exiting to the kitchen.

KITCHEN - 3.84m x 2.82m

Modern kitchen newly installed to include, polished tiles to the flooring and walls, grey fronted gloss and base storage cabinets, gas central heating combi boiler, dual aspect uPVC windows, rear uPVC door exiting to rear garden, stainless steel sink and drainer, gas supplied four ring hob and built in oven, stainless steel over hob extractor, radiator, under counter space for white goods, utility storage with light to ceiling, and PVC ceiling with spot lighting.

BEDROOM ONE - 3.04m x 4.65m

Double bedroom comprising of, radiator, carpeted flooring, front aspect uPVC window, and light to ceiling.

BEDROOM TWO - 3.62m x 2.87m

Double bedroom comprising of, carpeted flooring, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM THREE - 2.02m x 2.72m

Single bedroom comprising of, radiator, carpeted flooring, rear aspect uPVC window, and light to ceiling.

BATHROOM - 1.72m x 1.81m

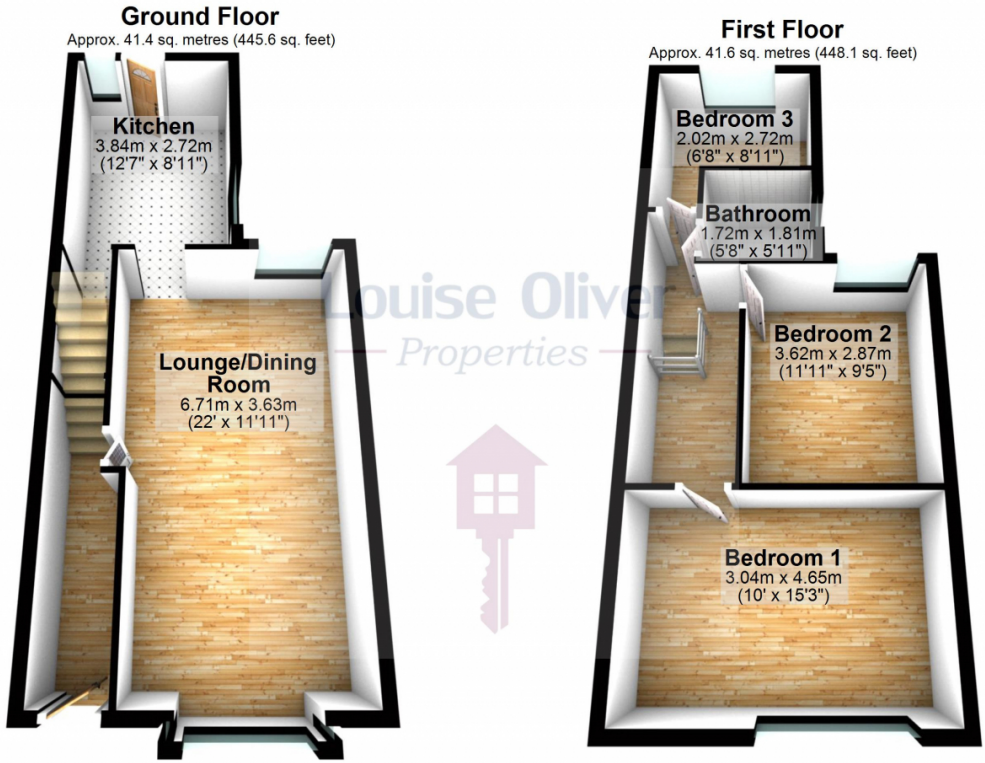
Modern bathroom suite comprising of, polished tiled walls and flooring, concealed waste vanity hand basin with chrome mixer taps, close coupled push flush toilet, side aspect obscure glazed uPVC window, P shaped panel bath with pivot shower screen and mains fed over bath chrome shower, chrome towel radiator, extractor

unit, and PVC panels and light to ceiling.


EXTERNAL

Low maintenance external areas to both the front and rear aspect, comprising of paved areas, walled perimeter to both aspects, and gated access exiting to the rear. On road parking is available to the front aspect.

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing



Total area: approx. 83.0 sq. metres (893.7 sq. feet)
16 Ferry Road, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 16 Ferry Road , DN15

