



 3
Bedrooms

 1
Bathroom



Well-presented mid-terrace property close to Scunthorpe town centre, with access to local convenience stores, pharmacy, medical surgery, bursaries, and within catchment to good local primary and secondary schools. In brief the property benefits, tow spacious reception rooms, with dining room available to the front aspect, and cosy sitting room to the rear, with exits to the kitchen, and internal door access to the stairway to the first floor. The kitchen benefits from ample storage features throughout, including built in floor to ceiling store units, wall and base featuring to the perimeter, and tall larder unit. To the rear if the kitchen a utility area features additional storage and exits to the rear courtyard. The first floor boasts modern bathroom suite and generous sleeping accommodation, with two double bedrooms, and a third large single or well accommodating small double bedroom. Off road parking is available to the rear courtyard.

Louise Oliver properties is pleased to bring to the market a traditional mid-terrace property well-presented throughout, offering spacious ground floor accommodation, and boasting large bedrooms to the first floor comprising ample room for double beds. The property is situated within ease of local amenities including convenience stores, pharmacy, medical surgery, nurseries, and schools.

Briefly the property benefits of, wood composite door opening to galley entrance hall to the front aspect, exiting to, front aspect dining room with traditional bay fronted window, faux fireplace with wooden mantle and marble hearth, and modern wood laminate flooring. Exiting to the rear the entrance hall opens into well-proportioned lounge area with, rear aspect window, exposed brick fire, and exiting to kitchen and door to stairs to the first floor. The kitchen offers a range of built in wood storage cupboards, wall and base units, granite effect worktops, with space for bistro seating, and exiting to the rear utility room. The utility area benefits built in storage and worktop with space for freestanding under counter white goods and exiting to the rear courtyard.

To the first floor the property offers, two double bedrooms, offering carpeted flooring, and a ample space for freestanding furniture, with a third large single or accommodating small double bedroom situated to the rear. The three-piece bathroom suite offers panel bath, low flush toilet, and pedestal hand basin, and is presented in modern decor.

Externally the property offers on road parking to the front aspect with low maintenance courtyard front with walled and gated perimeter. The rear offers large shingle and paved courtyard with double gated access to the rear suitable to allow for rear off road parking.

Viewings are highly recommended.

ENTRANCE HALL

The door is a front aspect composite opening directly into extended hallway with exits to both reception rooms comprising, tiled flooring, with storage under the stairs, and light to ceiling.

DINING ROOM - 3.72m x 3.02m

The dining room features a front aspect traditional bay window, wood laminated flooring, radiator, wooden mantle, marble heath and light to ceiling.

LOUNGE - 3.75m x 3.98m

The lounge features, wooden laminate flooring, an open brick fire, radiators, opening to the kitchen and door access to stairs to first floor, and lights to ceiling.

KITCHEN - 4.92m x 2.44m

The kitchen comprises of wood laminate flooring, 3 side aspect windows, granite effect worktops, wood effects wall and base storage, space for a free-standing gas cooker and a tiled splash back, built in storage cupboards, built in pantry, one and a half stainless steel sink and drainer, space for freestanding under counter white goods, space for freestanding 70/30 fridge freezer, exiting to the utility room, and light to ceiling.

UTILITY - 1.32m x 2.44m

Wood composite door to rear garden, vinyl floor, white fronted floor to ceiling storage, with a granite effect worktop with one rear aspect window. Light to ceiling.

BEDROOM 1 - 3.74m x 3.98m

Bedroom one is a double and it features a front aspect window, carpeted flooring, radiator, and light to ceiling.

BEDROOM 2 - 3.75m x 3.10m

Bedroom two is a double room featuring, wood laminate flooring, a rear aspect window, built in storage, radiator, and light to ceiling.

BEDROOM 3 - 3.93m x 2.44m

A large single/small double room, comprising of wood laminate flooring, a rear aspect window, featuring built in storage, radiator, and light to ceiling.

BATHROOM - 1.95m x 1.57m

The bathroom is a three-piece suite comprising, a side aspect obscure window, featuring a panel bath, pedestal hand basin, low flush toilet, with vinyl flooring and light to ceiling.

FRONT GARDEN

The front garden has a walled perimeter, and the garden is paved. With on road parking available.

REAR GARDEN

The rear garden is low maintenance and south facing, it has rear accessible off-road parking, to shingle drive, walled and fenced perimeter, with gated access to rear pedestrianised route.

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Total area: approx. 96.4 sq. metres (1037.8 sq. feet)
36 Cottage Beck, Scunthorpe



Energy Efficiency **EPC**
Coming soon

