



Louise Oliver
— Properties —
FOR SALE
01724 853222

 **3**
Bedrooms

 **1**
Bathroom



*****INVESTMENT OPPORTUNITY*****

Presenting a three bedroom semi-detached property, to the popular location of Berkeley, within walking distance to Berkeley and St Marys primary schools, local parks, convenience stores, takeouts, and pharmacy. The property is situated within ease of access to the town centre, major retail parks, and the national motorway network. In brief the property comprises, open plan kitchen and dining room to the rear of the property, large lounge with fire and front aspect windows. To the first floor the property includes, three bedrooms with carpeted flooring throughout, and three piece bathroom suite. Externally the property offers, paved off road parking for multiple vehicles, detached single garage, and large private rear garden.

Welcoming to the sales market three-bedroom semi-detached property, situated to the ever-popular Berkeley area of Scunthorpe, North Lincolnshire. An opportunity for investment to expand an existing portfolio or make a first purchase.

in brief the property comprises of, front aspect entrance to spacious hallway opening exiting to, front aspect spacious lounge with gas fire located, and rear open plan kitchen and diner, with generous room for family dining area, and ample wall and base storage. The first floor comprises of three bedrooms, to three-piece bathroom suite. Externally large private gardens are offered to the rear, with ample off-road parking and detached garage to the front aspect.

The locality offers a range of local amenities within walking distance including, convenience stores, pharmacy, doctors' surgery, good local schools, and nature reserve. Within a short driving distance to retail parks, supermarkets, Scunthorpe town centre, and the national motorway network.

To view this property contact

01724 853222

ENTRANCE HALL

Front aspect uPVC door to entrance comprising, wood laminate flooring, under stairs storage, radiator, light to ceiling, and exiting to lounge and kitchen.

LOUNGE - 6.06M x 3.84m

Spacious front aspect lounge comprising, carpeted flooring, radiator, gas fire, front aspect uPVC window, and light to ceiling.

KITCHEN - 2.78m x 2.63m

Open plan to the dining room comprising of, wooden laminate flooring, wall and base storage, side aspect uPVC window, rear aspect uPVC door, combi-boiler, built in oven and hob, and light to ceiling.

DINER - 2.61m x 5.76m

Situated to the rear of the kitchen comprising of, wood laminate flooring, rear aspect Upvc window, and light to ceiling.

BEDROOM ONE - 3.95m x 3.04m

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

BEDROOM TWO - 2.01m x 3.71m

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

BEDROOM THREE - 2.01m x 1.94m

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

EXTERNAL

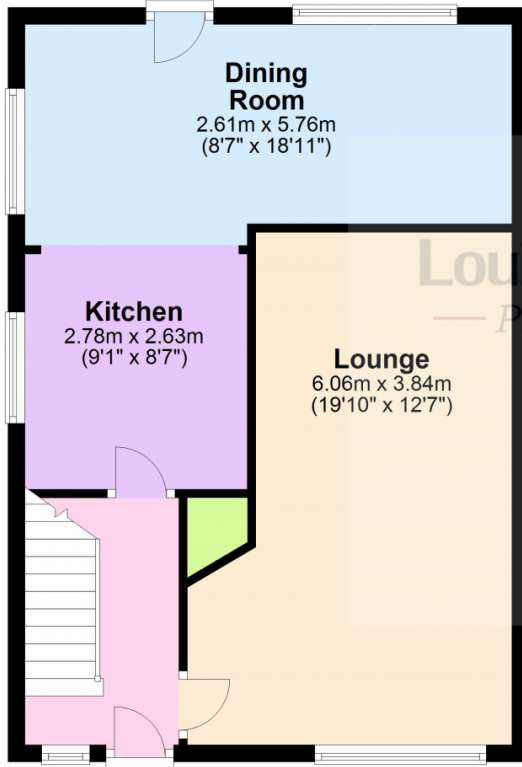
Front elevation boasts generous paved driveway providing off road parking for multiple vehicles and detached single garage.

The rear elevation boasts large private garden, mainly laid to lawn, with fenced perimeter.

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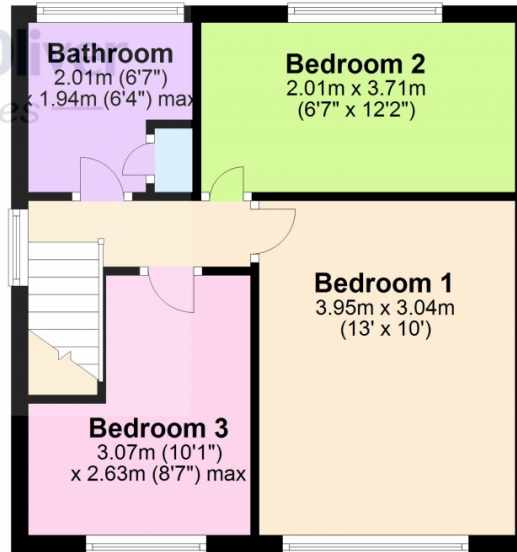
Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)




First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 83.9 sq. metres (903.0 sq. feet)

21 Holmfirth Road, Scunthorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: 21 Holmfirth Road, DN15

