



**Offers in the region of £145,000**

**TENURE : FREEHOLD**

Holmfirth Road, DN15

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Quiet location**

**Close to good local schools**

**Walking distance to local  
convenience stores**

**Short distance to popular  
retails parks**

**Open plan kitchen diner**

**Off road parking & single  
garage**

**Louise Oliver Properties Limited**  
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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.

**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

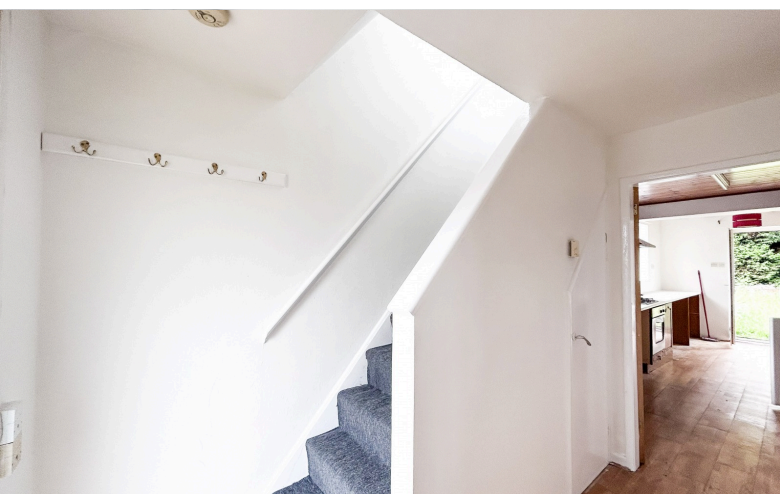
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

Address: 21 Holmfirth Road, DN15