



 2  
Bedrooms

 2  
Bathrooms





**\*\*\*PROPERTY TO INVEST\*\*\***

**\*\*NO FORWARD CHAIN\*\***

Two bedroom mid-terrace property located centrally to Ashby, Scunthorpe. The property benefits two reception rooms, with entrance directly via uPVC door in to lounge. The kitchen is situated to the rear aspect, a galley style with twin side aspect windows, built in electric oven and gas hob, with ample storage room for freestanding upright white goods. The ground floor features a bathroom opening via the rear hallway, with panel bath, concealed waste hand basin, and low flush cistern. First floor benefits double bedrooms, with a second three piece bathroom suite to the main bedroom featuring jet was bath. Externally on road parking is available to the front aspect, and large south facing rear gardens.

Louise Oliver properties is pleased to present to the market a two-bedroom mid-terrace property, located to the heart of Ashby, Scunthorpe. Located within walking distance of Ashby centre, popular for a range of good local amenities and retail outlets, including, public bus route, supermarkets, a wide range of retail outlets, medical practice, pharmacy, tearooms, cafes, and local takeouts.

Briefly the property comprises, entrance opening to front aspect lounge with central fire surround, rear aspect sitting or dining room with under stair storage, and rear aspect window. Galley style kitchen features to the rear aspect, with small entrance hall comprising storage and exit to rear garden. A ground floor three-piece bathroom suite. The first-floor benefits two double bedrooms, with En-suite bathroom to the rear aspect of the main bedroom. Externally parking is available on road to the front aspect, with a large garden to the rear comprising low maintenance courtyard, and large laid to lawn.

For viewings contact 01724 853222

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#### **LOUNGE - 3.65m x 3.86m**

Entrance via the front aspect uPVC door opening into main lounge comprising, bay fronted uPVC window, wood laminate flooring, tiled hearth, radiator, and a range of wall and ceiling lighting.

#### **DINING ROOM - 3.96m x 3.86m**

Rear reception with use as a dining room or additional sitting room comprises, wood laminate flooring, under stair storage, wall mounted electric fire, a range of lights to the wall and ceiling, rear aspect uPVC window, radiator, and exiting to the kitchen.

#### **KITCHEN - 5.16m x 1.82m**

Galley style kitchen comprising of, twin side aspect uPVC windows, wooden wall and base storage, marble effect twin worktops, stainless steel sink and drainer, five ring gas hob, built in electric oven to base height, space for freestanding upright fridge freezer, ample room for under counter white goods, light to ceiling, and exiting to the rear hallway with external uPVC door to garden and built in storage.

#### **BATHROOM - 2.66m x 1.82m**

Ground floor bathroom comprising of panel bath with stainless steel mixer taps and handheld over bath shower hose, low flush cistern, concealed waste ceramic bowl hand basin, radiator, vinyl flooring, side aspect obscure glazed uPVC window, full tiled walls, and light to ceiling.

**BEDROOM ONE - 3.94m x 3.86m**

Double bedroom comprising, radiator, rear aspect uPVC windows with lights to ceiling.

**BEDROOM - 2.00m x 3.86m**

Double bedroom with carpeted flooring, radiator, front aspect uPVC window, with access to the loft, and lights to ceiling.

**BATHROOM (En-Suite) - 3.35m x 1.82m**

En-suite bathroom features a three-piece bathroom suite comprising, vinyl flooring, tiled walling, twin wall lights, panel jet wash bath, handheld chrome over bath shower hose, glass shower panel, low flush toilet, pedestal hand basin, built in storage, chrome towel radiator, side aspect uPVC window, and light to ceiling.

**EXTERNAL**

Front aspect comprises a small enclosed paved courtyard with walled perimeter and gated access, on road parking is available.

South facing rear garden features, low maintenance paved courtyard with exits to the front aspects via footpath, the perimeter of the rear garden is fenced, large laid to lawn to the rear, and double shed.

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Total area: approx. 89.7 sq. metres (965.4 sq. feet)  
36 Ashby High Street, Scunthorpe

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

Address: Scunthorpe, DN16

