



**Asking Price £125,000**

**TENURE : FREEHOLD**

**Scunthorpe, DN16 1SX**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**FIRST TIME BUYERS**

**CLOSE TO TOWN CENTRE**

**WALKING DISTANCE TO  
SCUNTHORPE TRAIN STATION**

**OFF ROAD PARKING &  
GARAGE**

**GROUND FLOOR WC**

**TW RECEPTION ROOMS**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties is delighted to bring to the market, this well presented and cared for semi-detached family home, comprising of three bedrooms. The property is an ideal first time purchase, or for those looking to invest. The new home owners will be benefiting, full double glazing throughout, gas central heating, generous floor space, built in storage, and off road parking. Nearby amenities comprise of newsagents, local takeout restaurants, nursery school, and accessible routes to major amenities within the town centre.

Briefly the property benefits from generous floorplan, with potential to further modernise throughout. To the ground floor, a separate lounge and diner both feature central electric fires with full tiled hearth and mantle, and large bay uPVC windows. A galley style kitchen is fitted with wooden wall and base units, with additional under counter space for white goods, and space for freestanding oven. A large utility is accessed to the rear of the kitchen, benefiting ground floor WC and external access to the rear garden. The first floor benefits, two double bedrooms, and a third single bedrooms. The spacious bedrooms comprise integral wardrobe systems. The first floor shower room is modernised featuring, corner shower enclosure, pedestal hand basin, close coupled toilet, and integrated storage.

Viewing are highly recommended!

Council tax band: A

#### **ENTRANCE**

Entrance to the property via obscure glazed uPVC door with feature obscure glazed side panels, carpet flooring throughout and continuing through stairs to first floor landing, single radiator, and wall mounted downlight.

#### **LOUNGE** 3.49m x 3.78m

Well proportioned front aspect lounge comprising, bay uPVC window, carpet flooring, single radiator, electric fire with full tiled surround, and light to ceiling.

#### **DINING ROOM** 4.68m x 3.32m

Situated to the rear aspect with access from the kitchen comprising, carpet flooring, bay uPVC window, electric fire with full tile surround, single radiator, integral storage, and light to ceiling.

#### **KITCHEN** 3.46m x 2.28m

Galley style kitchen comprises, wooden wall and base units, laminate worktop, stainless steel sink and drainer, space for under counter white goods, double radiator, vinyl flooring, two side aspect uPVC windows, partial tiled walls, sliding door access to utility room, and light to ceiling.

#### **UTILITY** 2.42m x 2.28m

Good sized utility area providing ample storage space comprising, side aspect obscure uPVC window and uPVC door leading to the rear garden, vinyl flooring, single radiator, two light to ceiling, loft access, and conventional gas boiler is located.

#### **WC**

Accessed via the utility comprising, close coupled toilet, side aspect obscure uPVC window, vinyl flooring, and light to ceiling.

#### **BEDROOM ONE** 3.49m x 3.31m

Double bedroom comprising, front aspect bay uPVC window, single radiator, carpet flooring, integral wardrobe and dresser, and light to ceiling.

#### **BEDROOM TWO** 3.48m x 2.92m

Double bedroom comprises, two integral double wardrobes, carpet flooring, wall mounted over bed light, single radiator, rear aspect uPVC window, and light to ceiling.

### **BEDROOM THREE** 2.34m x 2.32m

Single bedroom comprises, carpet flooring, front aspect uPVC window, single radiator, loft access hatch, and light to ceiling.

### **SHOWER ROOM** 1.99m x 2.27m

Modern shower room comprises, corner shower enclosure with double sliding doors to access mains connected chrome shower unit, vinyl flooring, close coupled toilet, pedestal hand basin, rear aspect obscure glazed uPVC window, pull cord light to ceiling, double radiator, fully tiled walls, and integral storage cupboard with water tank located.

### **EXTERNAL**

To the front aspect of the property, a low maintenance paved front features landscaped herbaceous borders, with a walled front, and shared driveway extends to the rear single garage. To the rear of the property, access is via both gated side access and via rear utility. The rear garden is fully enclosed with fencing to the perimeter, large paved patio, and further paving to access the rear entry to the garage, a small well kept lawn, and large rockery feature. The rear garden benefits external mounted security lighting.

### **Disclaimer**

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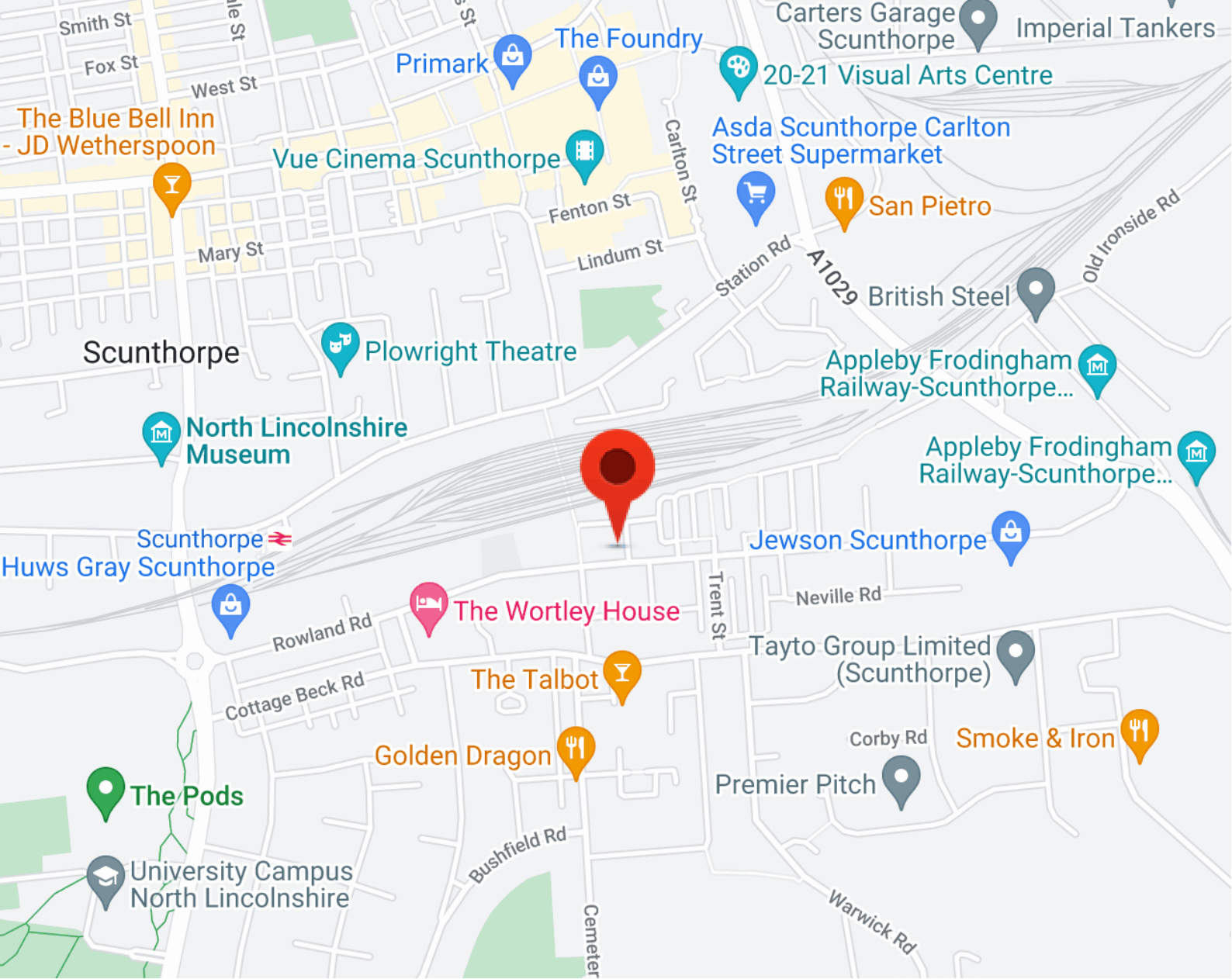
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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