



Asking Price £77,000

TENURE : LEASEHOLD

Peacock Street , DN17

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Off road parking

Garden and patio area

Double bedrooms

South facing balcony

Full double glazing

External storage

Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>



Louise Oliver Properties brings to the market a first floor, two double bedrooms flat for sale, located to peacock Street, Scunthorpe. The property offers, off road parking, and south facing garden area, with external brick outbuilding for waste store. Boasting double bedrooms with built in storage, a spacious lounge, well-appointed three-piece modern bathroom suite, and kitchen dining area, offering a range of wall and base storage, walk-in utility, and overlooking south facing balcony. The property benefits from recent works undertaken including, new roof, new guttering, new gas central heating combi-boiler, and new window locks.

The location offers ease of walking distance to local amenities, and is situated to a regular public bus route, with a short driving distance to Ashby and Scunthorpe centre.

Viewings are highly recommended!

To book please call 01724853222 or email info@louiseoliverproperties.co.uk

ENTRANCE HALL

Entrance to the side aspect via ground floor, opening into ground floor entrance hall comprising, radiator, and stairs to first floor. The first-floor hallway comprises, side aspect uPVC window, carpeted flooring, built in storage, loft access, and light to ceiling.

LOUNGE - 3.63m x 4.69m

Rear aspect lounge comprises of, carpeted flooring, radiator, dual aspect uPVC windows, electric fire, and light to ceiling.

KITCHEN - 3.36m x 3.45m

Spacious kitchen featuring, wood fronted wall and base storage, vinyl flooring, rear aspect uPVC window, uPVC door exiting to south facing balcony, built in larder storage, stainless steel sink and drainer, tiled splashback to water sensitive areas, opening into utility room, and light to ceiling.

BATHROOM - 1.81m x 2.58m

Modern three-piece suite comprises of, panel bath, low flush cistern, pedestal hand basin, front aspect obscure glazed uPVC window, vinyl flooring, tiled water sensitive areas to hand basin and shower, over bath mains fed shower, radiator, and light to ceiling.

BEDROOM ONE - 3.55m x 3.44m

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

BEDROOM TWO - 2.62m x 4.41m

Double bedroom comprising of, carpeted flooring, radiator, built in storage, side aspect uPVC window, and light to ceiling.

EXTERNAL

Externally the property boasts extended paved driveway with gated access, brick outbuilding, substantial laid to lawn, and

paved patio. In addition, a south facing balcony accessed via the kitchen.

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

Louise Oliver Properties Limited

15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU

info@louiseoliverproperties.co.uk | 441724853222

Website: <https://louise.globalnoticeboard.com>

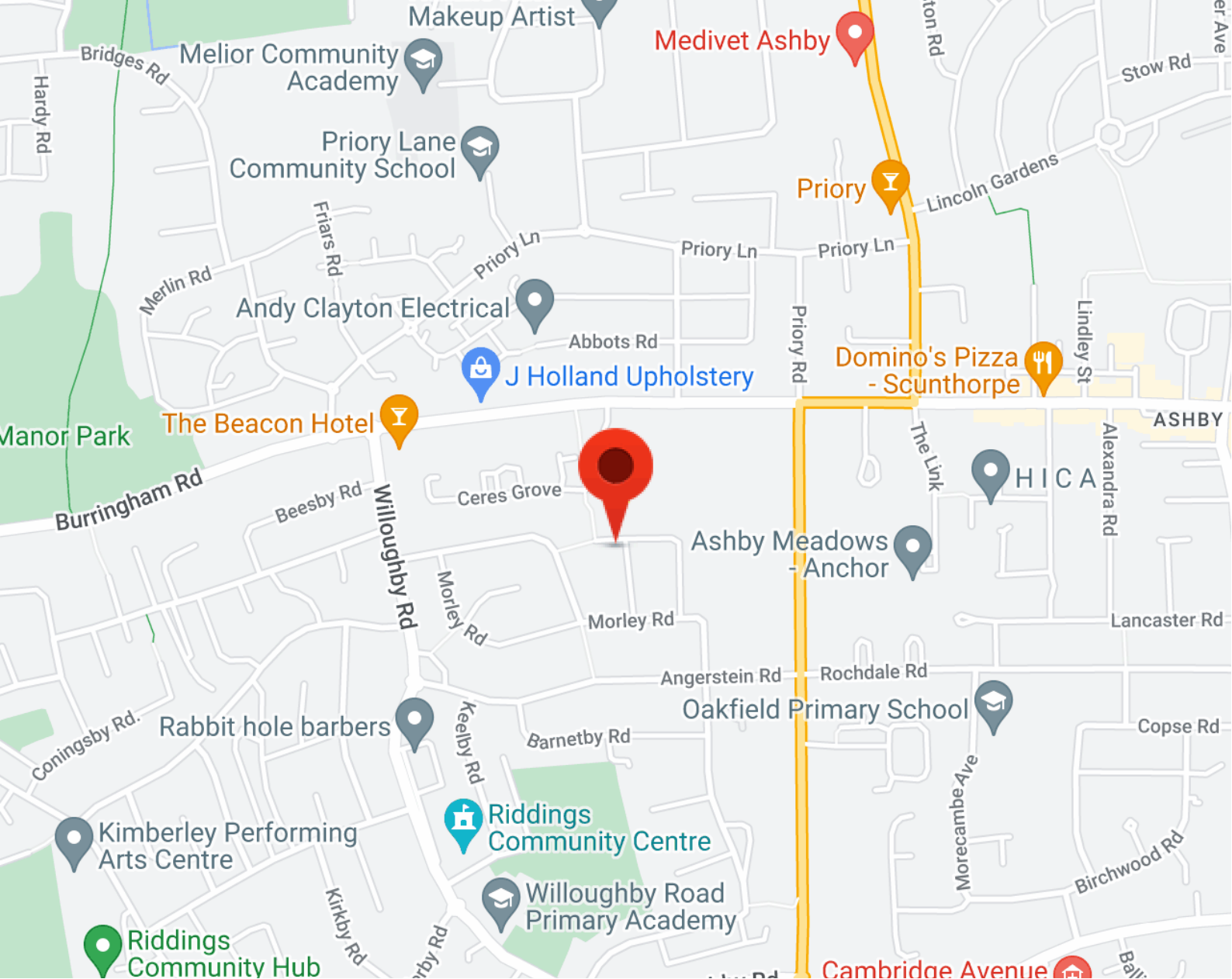






Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Peacock Street, DN17