



 3
Bedrooms

 1
Bathroom



NO FORWARD CHAIN Louise Oliver properties brings to the market a three bedroom semi-detached bungalow, located in the area of Old Brumby, Scunthorpe. The property is situated to a quiet location within walking distance of local amenities including, convenience stores, post office, hairdressers, and public bus route. The property offers off road parking to the front aspect, and south facing large rear garden with ample block paved patio. The property comprises of two double bedrooms with a third room in use as either double bedroom or additional sitting room. A large bathroom comfortably accommodates a four piece suite, and open plan lounge and kitchen is situated to the rear aspect of the property. The property has plenty of potential, and would suit those looking to purchase to renovate or as an investment opportunity.

Louise Oliver Properties brings to the market a semi-detached bungalow, comprising two or three bedrooms, with a second sitting room comprising of an additional bedroom space, the property is located to a quiet area, with walking distance to good local amenities including convenience store, post office, hairdresser, and regular public bus route. The property benefits from spacious accommodation, with an open plan lounge to kitchen situated to the rear aspect, two double bedrooms, with additional accommodation serving as a third double bedroom or front aspect sitting room. A spacious bathroom comfortably accommodates a four-piece suite, currently benefiting, corner shower enclosure to panel bath, low flush cistern, and pedestal hand basin. Externally the property boasts off road parking to the front aspect, with gated rear access opening to large south facing garden.

To request a viewing call; 01724 853222 or email; info@louiseoliverproperties.co.uk

ENTRANCE

Internal porch opening via the front aspect uPVC door, with carpeted flooring. A secondary glazed internal door opens to the main entrance hall opening to all rooms, with radiator, carpeted flooring, and light to ceiling.

LOUNGE - 4.48m x 3.65m

A spacious open plan rear lounge opens to the kitchen comprising of, wood laminate flooring, side aspect uPVC window, electric fire, radiator, and light to ceiling.

KITCHEN - 3.10m x 3.47m

Well-proportioned kitchen area comprising of, vinyl flooring, wooden wall and base storage units, gas hob, electric oven, composite sink and drainer, dual aspect uPVC window, wall mounted gas boiler, side aspect uPVC door exiting to rear, and light to ceiling.

BATHROOM - 2.67m x 1.81m

Spacious bathroom with ample room for four-piece suite comprising of, corner electric shower unit, rear aspect obscure glazed uPVC window, panel bath, low flush cistern, pedestal hand basin, radiator, and light to ceiling.

BEDROOM ONE / SITTING ROOM - 3.64m x 4.01m

Spacious living accommodation with use as a front aspect sitting room or additional bedroom comprising of front aspect bay uPVC window, carpeted flooring, radiator, and light to ceiling.

BEDROOM TWO - 3.61m x 3.01m

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

BEDROOM THREE - 2.77m x 3.65m

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

EXTERNAL

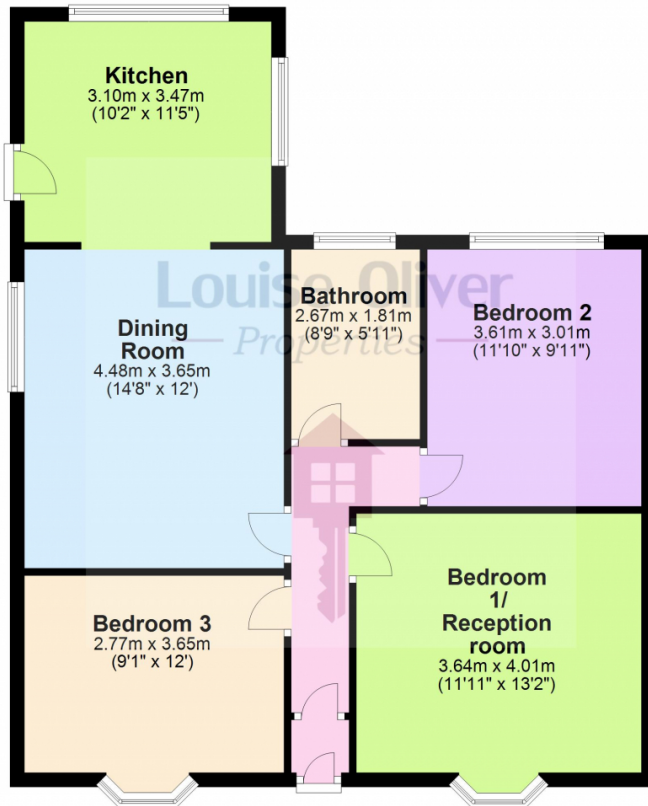
Off road parking situated to the front aspect, with laid to lawn, and gated access to the rear garden. The rear garden boasts south facing aspect comprising, block paved patio, laid to lawn, and external security lighting.

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Ground Floor

Approx. 75.0 sq. metres (807.8 sq. feet)



Total area: approx. 75.0 sq. metres (807.8 sq. feet)
6 Rivelin Road, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 6 rivelin road, DN16

