



**Asking Price £175,000**

**TENURE : FREEHOLD**

**Cliff Gardens, DN157BL**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**In the Scunthorpe General Hospital area**

**Traditional family home**

**Gas central heating and Hive heating system**

**Extended living accommodation to the first floor**

**Large open plan lounge**

**Modern sympathetic decor throughout**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties are delighted to bring to the sales market a three bedroom semi-detached property, presented to a high standard throughout, featuring sympathetic modernisations, a home ready to move in to!

In brief the property boasts, separate porch to entrance into the property, opening through to spacious and well accommodating lounge, with traditional bay fronted window, central gas fire and neutral decor. Exiting to the first floor hallway with stairs to first floor to the side aspect, and to the rear the lounge opens into dining room and kitchen areas. family dining room benefits wood laminate flooring, extended to the rear to benefit open plan snug with television point, and rear aspect uPVC double doors opening to the rear garden. The galley style kitchen presents, white fronted wall and base storage, with point for freestanding gas cooker, and side stainless steel sink and drainer, open plan to the rear utility area, with accommodation for multiple free standing white goods, and exiting to the rear garden via uPVC door. To the first floor the property boasts modern shower room, featuring, back to wall combination high gloss vanity, and walk-in shower. Two double bedrooms, with built in storage to the rear bedroom, and a third small double, or larger single bedroom. Externally the property provides ample off-road parking for multiple vehicles, with landscaped mature gardens to the front and rear.

The location benefits walking distance to major services and facilities including in direct location to Scunthorpe General Hospital, St Lawrence Academy, and good local primary schools. The town centre is situated within short walking distance, and a public bus service is available. Supermarkets within the vicinity of the property include Sainsburys and Lidl. And the national motorway service is a short drive from the property.

Viewings are highly recommended and available immediately CALL: 01724 853 222

#### **ENTRANCE**

Opening into traditional porch to the front aspect of the property comprising of, uPVC door, open brickwork surround, tiled flooring, wood glazed sash internal door opening into main lounge, and light to ceiling.

#### **LOUNGE** 2.00M X 4.46M

Spacious lounge features, traditional bay fronted uPVC window, gas fire, three radiators, wood laminate flooring, built in under stair storage, and light to ceiling. Exiting to ground floor hall with stairs to first floor, kitchen, and dining room.

#### **DINING ROOM** 3.88M X 2.87M

To the rear aspect comprising, wood laminate flooring, well-appointed space for family dining, radiator, and light to ceiling.

#### **KITCHEN** 2.96M X 2.45M

Galley style kitchen comprised of, white fronted wooden wall and base storage, larder cupboard, available space for freestanding gas cooker, tiled flooring, side aspect uPVC window, stainless steel sink and drainer, and light to ceiling.

#### **SNUG** 1.10M X 2.25M

Open plan to the family dining area accommodating, wood laminate flooring, television point, uPVC double doors opening to rear garden, and light to ceiling.

#### **UTILITY** 1.79M X 1.88M

Open plan to the kitchen featuring, tiled flooring, space for freestanding white goods, rear aspect uPVC window, and side aspect door exiting to rear garden, and light to ceiling.

#### **SHOWER ROOM** 1.89M X 2.23

Modern shower room boasting, walk-in shower enclosure with shower tray and single glazed shower panel, electric shower unit, polished tiling to the walls, PVC ceiling panels and spot lighting, tiled flooring, chrome towel radiator, combination back to wall white fronted high gloss vanity unit, and side aspect obscure glazed window,

**BEDROOM ONE** 3.62M X 3.09M

Double bedroom benefits, front aspect uPVC window, carpeted flooring, radiator, and spot lighting to the ceiling.

**BEDROOM TWO** 3.87M X 2.88M

Double bedroom comprises, rear aspect uPVC window, carpeted flooring, radiator, built in floor to ceiling storage, and light to ceiling

**BEDROOM THREE** 2.96M X 2.45M

Third small double bedroom or large single bedroom comprising, carpeted flooring radiator, side aspect uPVC window, and light to ceiling.

**EXTERNAL**

Front aspect boasts, paved driveway extending across the side aspect perimeter allowing access to rear set detached garage, manicured lawn features established shrubs and flowering beds, and fenced perimeter. The rear garden boasts, large, manicured lawn, single feature with potted plants, matured established landscaped borders, access to the detached garage, and fenced perimeter.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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