



 3  
Bedrooms

 1  
Bathroom



Louise Oliver Properties brings to the market a traditional semi-detached property, located to Peveril Avenue, Scunthorpe. The location offers ease of access to schools, and colleges. A short walk to the local central park and leisure centre, as well as popular pub restaurants and the town centre. Briefly the property offers to the ground floor generous living accommodation to two separate reception rooms, and galley style kitchen. The first floor boasts well-presented bathroom, with two double bedrooms and a third large single bedroom. The large rear garden, south westerly facing boasts wood decked sun terrace, and large manicured lawn. Off road parking to the front aspect provides parking for multiple vehicles, with access to detached garage. Full double glazing to uPVC windows throughout, and benefiting a council tax band B.

Louise Oliver Properties brings to the market a three-bedroom semi-detached property, located on Peveril Avenue, Scunthorpe, an area popular for its proximity to local colleges and schools which are in walking distance. The property is well presented with a range of traditional features including original picture rail, feature fireplace in the lounge, original fireplace in the second bedroom and large double bay windows to the front aspect. Offering two spacious reception rooms, currently used as separate lounge and dining area, and with galley style kitchen opening to the large rear garden and decking area. The first floor boasts well-presented large bedrooms, with the third bedroom comprising a large single. Built in storage space is offered within the property, along with a range of modern features including full uPVC double glazed windows, gas central heating, induction hob and brilliant white bathroom suite. Externally the property offers generous off-road parking, and detached garage, with the large rear garden boasting south westerly facing position and wood decked sun terrace. The location is a short walk to local colleges and schools, Central Park, and The Pods leisure centre. A public bus route is accessible nearby, with a short drive to both the town centre and shopping parks.

Council tax band: B

Viewings: 01724 853 222

#### **ENTRANCE**

uPVC door to front aspect main entrance opening to spacious entrance hall comprising, wood flooring, carpeted stairs to first floor, radiator, under stairs storage, and light to ceiling.

#### **LOUNGE** 3.43M X 3.59M

Generous front aspect lounge comprises, bay fronted uPVC window, electric fire with stone surround, radiator, wood flooring, and light to ceiling.

#### **DINING ROOM** 3.67M X 3.59M

Rear aspect dining room overlooks south westerly facing garden, comprising, carpeted flooring, fireplace with tiled surround, radiator, bay uPVC window, and light to ceiling.

#### **KITCHEN** 4.15M X 1.88M

Galley style kitchen comprises, a range of wooden wall and base storage units, granite effect worktops, induction hob and electric oven, stainless steel sink and drainer, vinyl stone effect flooring, side aspect uPVC window, and door to the rear opening to gardens, tiling to the walls, and light to ceiling.

#### **BEDROOM ONE** 3.41M X 3.65M

Double bedroom comprising, bay uPVC window, carpet flooring, radiator, built in storage, and light to ceiling.

#### **BEDROOM TWO** 3.65M X 3.42M

Double bedroom comprising, fireplace with wooden surround, carpeted flooring, radiator, uPVC window, and light to ceiling.

#### **BEDROOM THREE** 2.45M X 2.05M

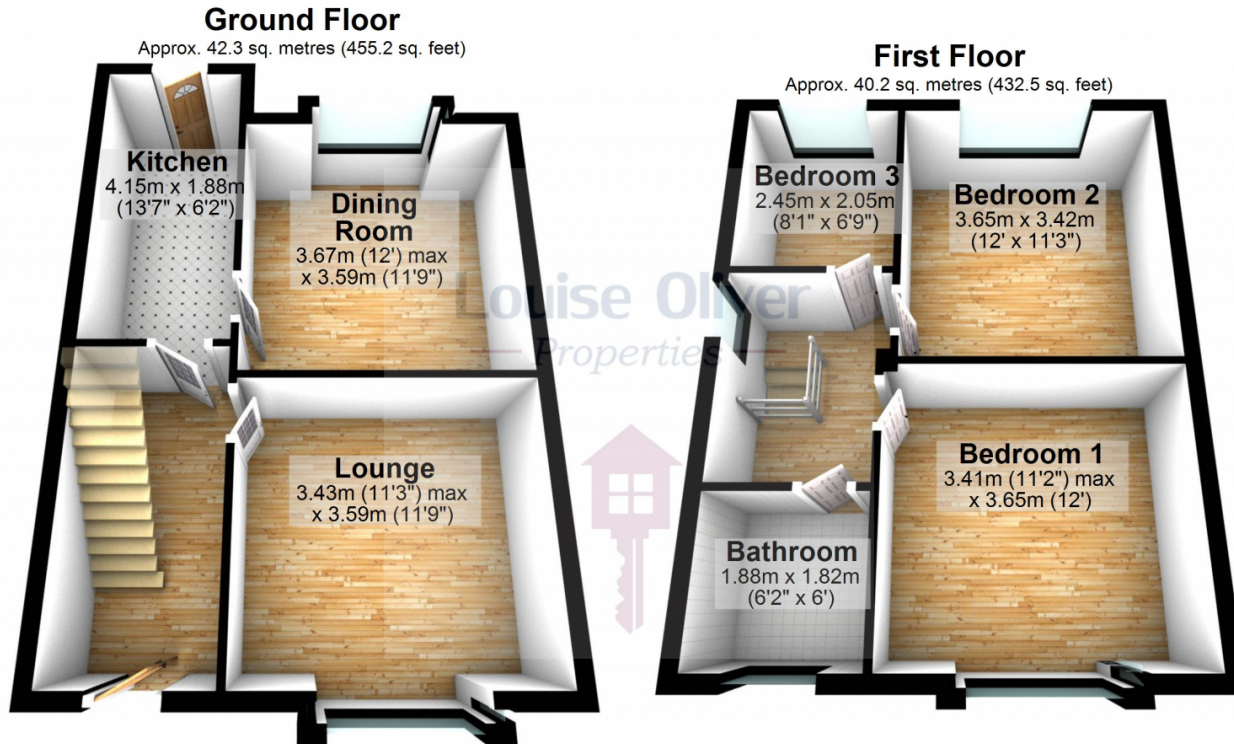
Single bedroom comprising, uPVC window, radiator, carpeted flooring, and light to ceiling.

**BATHROOM** *1.88M X 1.82M*


Three-piece bathroom suite comprising, panel bath, over bath electric shower, pedestal hand basin, wall hung mirrored cabinet, low flush toilet, chrome towel radiator, wood effect flooring, obscure glazed uPVC window, and spot lighting to the ceiling.

**EXTERNAL**

Front garden comprises large extended paved driveway and mature garden to walled perimeter, with gated access to rear garden. The rear garden is south westerly facing, with large, manicured lawn, decked sun terrace, and fully secured perimeter. External lighting and external water supply, and access to the detached garage.



Total area: approx. 82.5 sq. metres (887.7 sq. feet)  
44 Peveril Avenue, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 44 Peveril Avenue , DN17

