



 3
Bedrooms

 2
Bathrooms



*****NO FORWARD CHAIN*****

Louise Oliver Properties brings to the market a traditional mid-terrace property located centrally to Scunthorpe, with ease of access to public transport, retail outlets, local services and amenities, doctors surgery, and local schools. The property comprises two reception rooms offering separate lounge and dining areas, rear galley style kitchen, and a ground floor shower room and separate WC. the first floor boasts three double bedrooms, with a modern three-piece suite. Externally a small walled garden to the front aspect, with large courtyard to the rear, offering off road parking.

Energy performance rating: C

Council tax band: A

Louise Oliver Properties brings to the market a three double bedroom mid terrace property, centrally located to Scunthorpe. The tradition property comprises, lounge to the front aspect with bay fronted window, and direct entry to the property via uPVC door, open to rear hall with stairs to first floor, and dining area. From the dining area a galley style kitchen offers wall and base storage, with ample space for white goods, and external uPVC door to rear courtyard. To the rear of the property shower room and separate WC are located. The first floor boasts three spacious double bedrooms, modern three-piece bathroom suite with over bath shower unit, and built in storage to the wrap around hallway. Externally the property offers large low maintenance courtyard to the rear, with off road parking available. The location offers ease of access to town centre amenities and retail outlets on foot, with public transport available by way of bus routes and train station.

Council tax band: A

Energy Performance: C

Viewings: 01724 853 222

LOUNGE *3.85m x 3.48m*

Entrance into the property opening to the lounge via uPVC front aspect door, main lounge comprises of, bay uPVC window, wood laminate flooring, radiator, open to hallway with stairs to first floor, and light to ceiling.

DINING ROOM *3.85m x 4.10m*

Spacious dining area comprising of, wood laminate flooring, under stair storage cupboard, radiator, rear aspect uPVC window, and light to ceiling.

KITCHEN *4.59m x 2.21m*

Galley style kitchen comprising, tiled flooring and walls, wall and base storage to the full perimeter, stainless steel sink and drainer, radiator, side aspect uPVC window, extractor unit, combination boiler, space for under counter white goods, and light to ceiling.

SHOWER ROOM *1.18m x 0.83m*

Accessed to the rear of the kitchen a fully enclosed tiled shower cubicle, with mains fed supply.

WC

Separate WC comprising, side aspect uPVC window, low flush toilet, and light to ceiling.

BEDROOM ONE *3.85m x 3.50m*

Double bedroom comprising, front aspect uPVC window, wood laminate flooring, radiator, and light to ceiling.

BEDROOM TWO *3.60m x 3.00m*

Double bedroom comprising rear aspect uPVC window, wood laminate flooring and light to ceiling

BEDROOM THREE *2.18m x 3.25m*

Double bedroom comprising wood laminate flooring, rear aspect uPVC window, radiator, and light to ceiling.

BATHROOM *2.21m x 1.23m*

Three piece bathroom suite comprising wood laminate flooring, side aspect uPVC window, radiator, panel bath with over bath mains fed shower unit, low flush toilet, pedestal hand basin, and light to ceiling.

EXTERNAL


Front aspect offers small low maintenance walled frontage. Rear aspect offers large paved courtyard, with off road parking for multiple vehicles available.

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



Total area: approx. 94.6 sq. metres (1018.2 sq. feet)
97 Mulgrave Street, Scunthorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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: Mulgrave Street , DN15

