



Asking Price £159,950

TENURE : FREEHOLD

Reginald Road, DN15

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**OPPORTUNITY FOR FIRST
TIME BUYERS**

**DOUBLE DRIVE TO FRONT
ASPECT**

COUNCIL TAX BAND A

**ACCESSIBLE DETACHED
GARAGE**

NO FORWARD CHAIN

**WALKING DISTANCE TO
FOXHILLS ACADEMY**

Louise Oliver Properties Limited
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Louise Oliver Properties welcomes to the market a three-bedroom semi-detached property, located a short walk on foot to Outwood Academy Foxhills, Sheffield Park, and Atkinsons Warren, Foxhills industrial estate, and Scunthorpe town centre. The property offers spacious accommodation to the ground floor briefly comprising, generous entrance hall with under stairs storage locating boiler and stairs to first floor. A bay fronted lounge with generous space to fit three-piece suite, and period style gas fire surround. To the rear aspect the dining room sits open plan to kitchen benefiting ample room to freestanding fridge freezer, and space for under counter white goods, with side aspect exit to rear garden. The first floor offers two double bedrooms both with fitted storage suites, and a third single bedroom, and family bathroom offering three-piece modern suite with over bath shower. Externally the property boasts generous off-road parking, with double driveway to the front aspect, and extended off road parking to the rear aspect with detached garage. The rear garden extends well to include gated access to stable gate which can be converted to further extend parking space, generous laid to lawn, and covered terrace.

Council tax band: A

For viewings contact 01724 853 222

ENTRANCE

Entrance to the property via wood composite door to the front aspect, opening to spacious hall comprising wood laminate flooring, radiator, under stairs storage (housing gas combination boiler updated 2021 with 8-year guarantee), stairs to first floor, and light to ceiling.

LOUNGE 4.08m x 3.34m

Front aspect lounge comprises, bay fronted uPVC window, traditional open fire with tiled hearth and wood mantle, carpeted flooring, radiator, and lights to wall and ceiling.

DINING ROOM 2.76m x 3.34m

Rear aspect dining room open plan to the kitchen comprising, carpeted flooring, rear aspect uPVC window, radiator, and lights to wall.

KITCHEN 2.00m x 3.63m

Ample kitchen space open plan to dining room comprising, tiled flooring wood fronted wall and base storage, built in electric oven and hob, space for under counter white goods, composite sink and drainer, rear aspect uPVC window, single uPVC door to rear garden, radiator, space for freestanding upright fridge freezer, and light to ceiling.

BEDROOM ONE 3.61m x 3.34m

Double bedroom comprising, carpeted flooring, built in wardrobe to access wardrobes, radiator, rear aspect uPVC window, and ceiling light fan.

BEDROOM TWO 3.23m x 3.34m

Double bedroom comprising, carpeted flooring, front aspect uPVC window, radiator, built in wardrobes and dresser space, and light to ceiling.

BEDROOM THREE 2.30m x 1.80m

Single bedroom comprising carpet flooring, front aspect uPVC window, radiator, and light to ceiling.

BATHROOM 1.68m x 1.80m

Three-piece bathroom suite comprising, panel bath with electric over bath shower and fixed glazed shower screen, pedestal hand basin, low flush toilet, tiled flooring, side aspect obscure glazed window, chrome ladder radiator, extractor unit, tiling to

the walls, and light to ceiling.

EXTERNAL

Front aspect offers double paved driveway with established border and walled perimeter, extending to the rear via shared driveway to the side aspect.

DISCLAIMER

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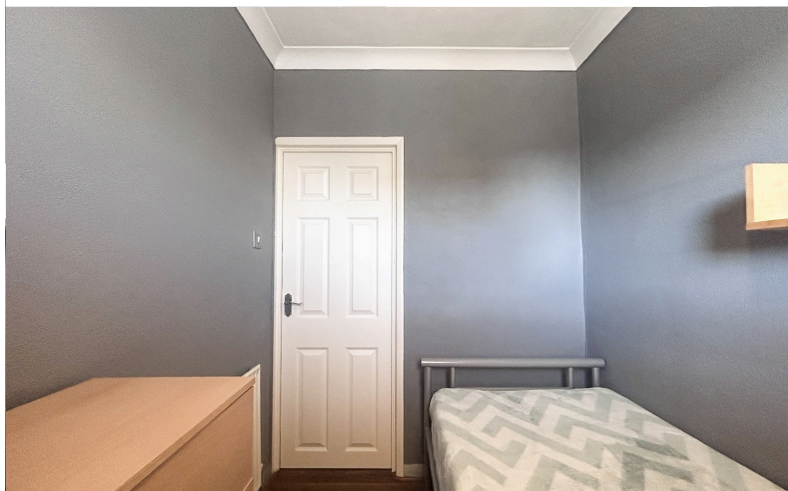
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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