



**Asking Price £180,000**

**TENURE : FREEHOLD**

**Dewsbury Avenue , DN15**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**EXTENDED SEMI-DETACHED  
BUNGALOW**

**LOFT BEDROOM**

**MODERN KITCHEN AND  
DINING SPACE**

**CONSERVATORY**

**MODERN SHOWER ROOM**

**DOUBLE BEDROOMS**

**Louise Oliver Properties Limited**  
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Louise Oliver Properties welcomes to the market a well presented three-bedroom semi-detached bungalow. The property is offered to the market with no forward chain for ease of purchase.

Boasting spacious accommodation throughout, with extended loft space offering additional sleeping accommodation, large gardens to accommodate generous off-road parking and boasting a south facing aspect. the property sits to a very popular location, with access on foot to a good range of local convenience and public transport routes.

Briefly the property boasts, rear entrance to the property opening into a large, combined sunroom and utility via stable door, with a large, double-glazed windows overlooking the landscaped south gardens, the sunroom offers space to accommodate a range of freestanding furniture and allows storage for external clothing and footwear with the benefit of tiled flooring. a utility space comprises a single worktop with space for under counter freestanding white goods. Opening into the kitchen offering a marble effect worktop surround to the front perimeter, boasting ambient under counter lighting, breakfast bar, modern white fronted wall and base storage, and space for freestanding oven and grill. The kitchen is positioned open plan to central hallway opening to shower room, study, lounge, and master bedroom suite. The main lounge offers a bay fronted window with additional dual aspect, electric fire, and ample space to accommodate three-piece suite, the master bedroom is a double with carpeted flooring, front aspect leaded uPVC window, and floor to ceiling built in wardrobes. A modern shower room boasts spacious shower enclosure, mains fed, with full glazed surround and bi-folding door access, pedestal hand basin, close coupled toilet, ladder radiator, and additional storage with the water tank located. The rear of the living accommodation opens to a n open plan combination home office space and sitting room. Previously used as the second bedroom the space offer ample opportunities for the new owners. Stairs sit open to the space leading to the converted loft bedroom, with built in glazed storage, carpeted flooring throughout, ample space to accommodate a range of modern furniture, and double doors opening to the rear gardens. The additional loft space boasts a double bedroom with south facing views, storage, and access to the eves. Externally the gardens are presented to a high standard with established borders to the front aspect, and block paved double driveway, extending to the single detached garage. The rear south facing garden boasts secured gated access, large, manicured lawn, and patio.

The very popular location offers local convenience store accessible a short walk, including pharmacy, takeaway and shopping outlet. public bus routes are located nearby offering local services to the town centre and local retail parks. The national motorway network is located a short drive from the property, with both Gallagher and Skippingdale retail parks conveniently located within walking distance. The location is within ease of access to the local Kingsway nature reserve and Atkinson Warren, in addition to the cycleway connecting to key landmarks in Scunthorpe.

Council tax band B

**LOUNGE** 3.89M X 3.79M

Front aspect lounge with dual aspect leaded uPVC windows and traditional bay front, twin radiators, electric fire with marble hearth and wooden mantle, carpeted flooring, and light to ceiling.

**KITCHEN** 4.36M X 2.61M

Modern kitchen with tiled flooring, side aspect leaded uPVC windows, marble effect worktops to the perimeter, white fronted wall, and base storage, under counter lighting, ample space for under counter freestanding white goods, radiator, tiled walls to water sensitive areas, black composite one and a half sink and drainer, spotlights to the ceiling, and open plan to hallway with access to all ground floor rooms.

**SUNROOM / UTILITY** 3.44M X 3.76M

Entrance to the property via side aspect uPVC stable door opening into rear sunroom comprising, tiled flooring, partial uPVC double glazed surround overlooking gardens, obscure glazed window through to the main property, open brickwork, radiator, single worktop with space for freestanding white goods to the base, internal door opening to kitchen, and light to ceiling.

**SHOWER ROOM** 2.33M X 1.77M



Modern three-piece shower room with tiled flooring and walls, close coupled toilet, chrome ladder radiator, square mains fed shower enclosure with bi-fold door to entry, pedestal hand basin, storage cupboard with water tank, and spotlighting to the ceiling.

**STUDY** 3.26M X 2.71M

Open plan to the rear aspect sitting room, previously used as the second bedroom, offering stairs to the converted loft space to bedroom two with, carpeted flooring, built in storage units, open space under stairs, and light to ceiling.

**BEDROOM ONE** 3.71M X 4.41M

Double bedroom comprises carpeted flooring, radiator, front aspect leaded uPVC window, built in wardrobe storage, and light to ceiling.

**BEDROOM TWO** 3.17M X 3.32M

Double bedroom to the converted loft space with, carpeted flooring, radiator, rear aspect uPVC window, built in storage and eaves access, and twin lights to the wall and light to ceiling.

**BEDROOM THREE / SITTING** 3.44M X 2.71M

Previously used as the second double bedroom and now in current use a rear aspect sitting room comprising of, carpeted flooring, double uPVC leaded doors opening to rear garden, electric fire, radiator, and light to ceiling.

**EXTERNAL**

Front aspect offers well maintained and established borders with block paved double driveway, and accessible extended paved driveway to the side aspect, walled front perimeter, and detached single garage offering electric roll top door access, and mains power supply. South facing rear garden boast secure gated access, block paved patio and footpath, large, manicured lawn, fenced perimeter, and external lighting.

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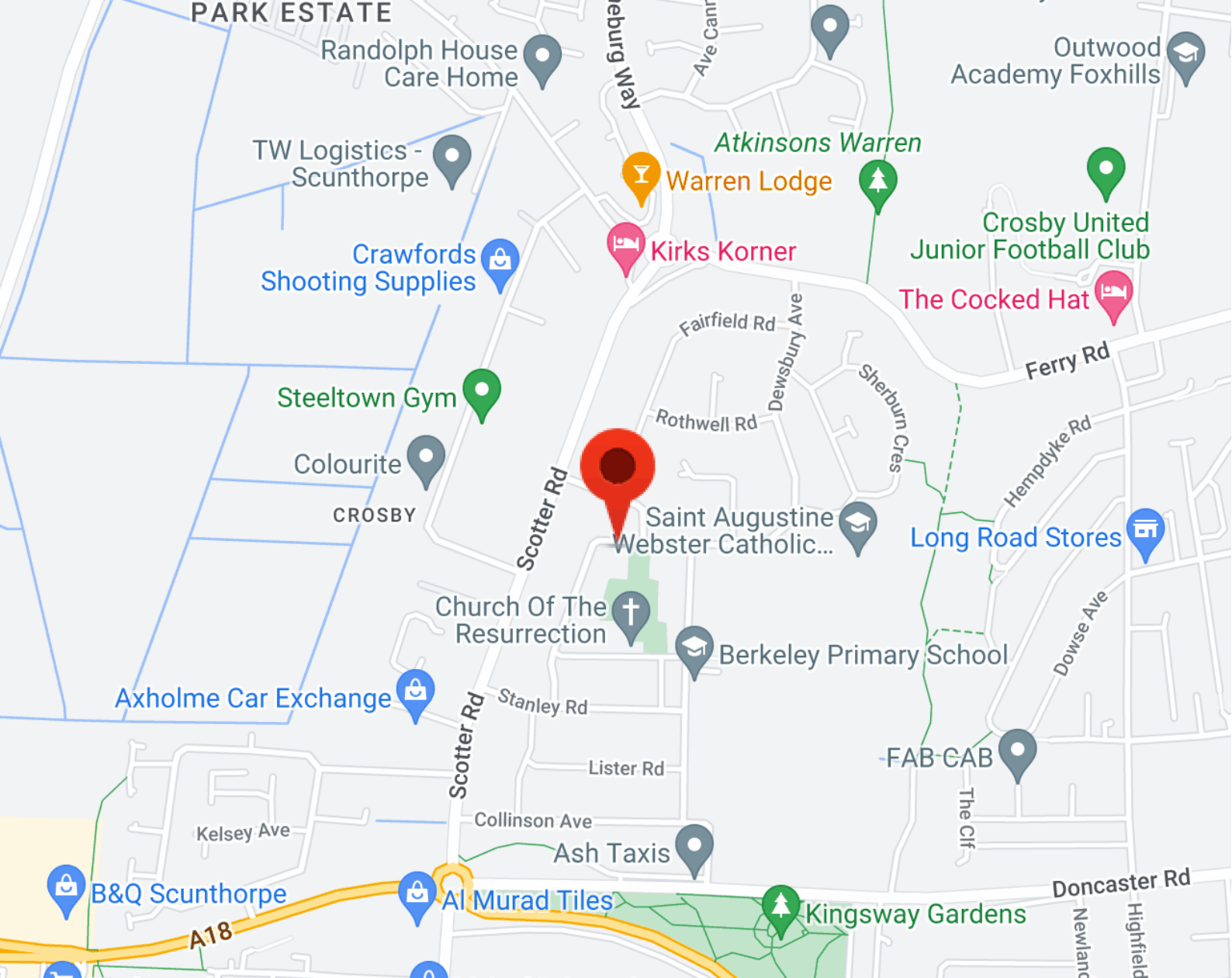












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Dewsbury Avenue , DN15