



Asking Price £79,950

TENURE : FREEHOLD

Sheffield Street , DN15

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 3

**CLOSE TO TOWN CENTRE
AMENITIES**

PROPERTY TO INVEST IN

GENEROUS LIVING SPACE

**GROUND FLOOR SHOWER
ROOM**

DOUBLE BEDROOMS

SECURED REAR COURTYARD

Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
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Louise Oliver Properties welcomes to the market an investment opportunity to the town centre location of Scunthorpe. A three-bedroom traditional mid-terrace property located to Sheffield Street, comprises of spacious accommodation throughout, briefly including, three reception rooms to the ground floor, boasting lounge and dining rooms, with additional dining room adjacent to the kitchen. Galley style kitchen open to a rear hallway with access to the enclosed courtyard and, ground floor shower room. The first floor offers double bedrooms, and three-piece bathroom suite. Externally the grounds are low maintenance with courtyard style front elevation, and enclosed rear courtyard and garage, with access for secure parking. The property includes full double glazing to uPVC windows, and gas central heating.

The location offers ease of access by foot to the local amenities and services including, retail outlets, supermarkets, doctors surgery and pharmacies, public transport, and local schools.

Council tax band: A

To view this property contact: 01724 853 222

Disclaimer:

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LIVING ROOM 3.97m x 3.18m

Front aspect bay uPVC window, radiator, carpet flooring, and light to ceiling.

SITTING ROOM 4.34m x 3.27m

Rear reception room comprising uPVC window, carpeted floor, radiator, and light to ceiling.

DINING ROOM 2.69m x 2.43m

Tiled flooring, side aspect uPVC window, under stairs storage, and light to ceiling.

KITCHEN 3.83m x 2.43m

Galley style kitchen comprising combi boiler, uPVC window, wood wall and base storage, space for freestanding gas cooker and white goods, tiled floor, radiator, and light to ceiling.

SHOWER ROOM 0.87m x 2.43m

Ground floor shower room comprises tiled flooring, mains fed shower enclosure, close couple toilet, towel radiator, uPVC

obscure glazed window, and light to ceiling.

BEDROOM ONE 3.98m x 4.23m

Double bedroom comprises uPVC window, carpet flooring, radiator, and light to ceiling.

BEDROOM TWO 4.34m x 2.51m

Double bedroom comprises uPVC window, carpet flooring, radiator, and light to ceiling.

BEDROOM THREE 3.69m x 2.43m

Double bedroom comprises uPVC obscure glazed window, carpet flooring, radiator, and light to ceiling.

BATHROOM 2.70m x 1.10m

Three-piece suite comprises vinyl flooring, close coupled toilet, uPVC window, pedestal hand basin, tiled walls, panel bath, and light to ceiling.

EXTERNAL

Low maintenance walled courtyard to the front aspect. rear courtyard comprises secure enclosed perimeter, paved courtyard, water supply, security lighting, and single garage with access to the rear for secure off-road parking.

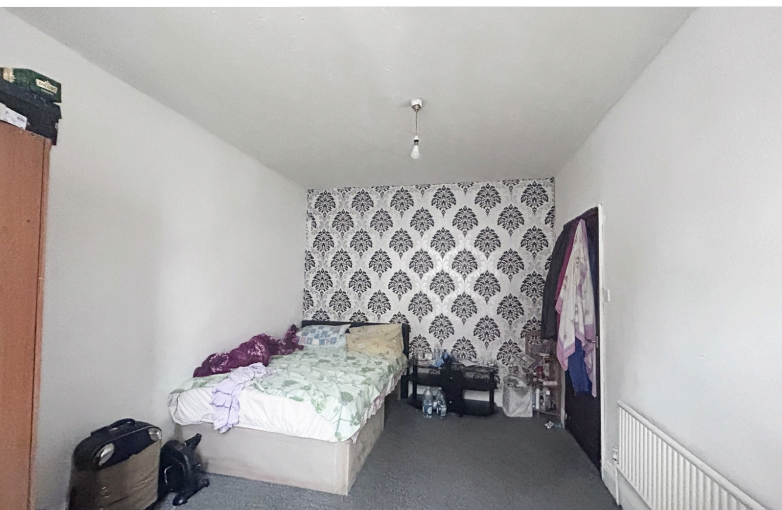
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 4A Sheffield Street , DN15

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