



Asking Price £110,000

TENURE : FREEHOLD

East Walk , DN15

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

NO FORWARD CHAIN

**IDEAL FOR INVESTORS &
FIRST TIME BUYERS**

CENTRAL LOCATION

**LOW MAINTENANCE
COURTYARD**

**OFF ROAD PARKING
AVAILABLE**

**OPEN CONCEPT LIVING
SPACE**

Louise Oliver Properties Limited
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Louise Oliver Properties welcomes to the market a three, double bedroom property, located centrally to Scunthorpe town centre, and offered to the market with no forward chain for ease of purchase. The property boasts two designated parking spaces to the rear aspect, with secure enclosed courtyards to the external perimeter.

Briefly the property comprises of open concept living space, with electric fire and marble hearth to the lounge, open plan kitchen boasting generous storage to wood fronted wall and base storage, and double uPVC doors opening to the rear courtyard. A spacious entrance hall offers ample storage, opening to all ground floor rooms including a generously proportioned utility room with the gas central heating combi-boiler located, and single Upvc door opening to side aspect enclosed courtyard. A ground floor cloakroom is located off the main entry way comprising low flush WC and double door vanity hand basin. The first floor offers three double bedrooms, additional walk-in storage closet, and three-piece modern bathroom suite to include, low flush WC, double door vanity hand basin, panel bath with single glazed shower screen, and mains fed over bath shower unit. Externally two spacious low maintenance courtyards feature secure gated perimeter, with off road parking bays located to the rear road access point.

The location offers ease of walking distance to all town centre amenities including, retail outlets, leisure services, doctors' surgeries, and dental practice. Good local transport is available with the town centre bus depot located nearby to the property, and an approximate 5-minute walk to the local train station.

Council Tax Band: A

ENTRANCE

Spacious entrance hall to opening via the front aspect of the property comprising of cushioned vinyl flooring, radiator, stairs to first floor, open space to the under stairs storage, front aspect uPVC window, wood wall panelling to the lower half walls, and light to ceiling.

WC

Ground floor cloakroom comprising of vinyl flooring, front aspect obscure glazed windows panels, push flush toilet, double door high gloss vanity hand basin unit, radiator, tiled walls, and light to ceiling.

UTILITY

Spacious utility room comprising of, polished tiled flooring, radiator, wood fronted white wall and base storage units, single worktop, side aspect single uPVC door, wall mounted gas combi - boiler, and light to ceiling.

LOUNGE

Open concept living area with the lounge comprising of, carpet flooring, rear aspect uPVC double doors exiting to courtyard, side aspect uPVC window, electric fire to marble hearth, radiator, and light to ceiling.

KITCHEN

Well-presented kitchen area comprising of, wood fronted wall and base storage units, granite effect worktop with breakfast bar area, side aspect uPVC window, built in oven and hob, tiled flooring and walls, space for freestanding under counter white goods, pantry, and stainless-steel sink and drainer.

BEDROOM ONE

Double bedroom comprising of carpet flooring, radiator, rear aspect uPVC window, and light to ceiling.

BEDROOM TWO

Double bedroom comprising of, carpet flooring, radiator, rear aspect uPVC window, and light to ceiling.

BEDROOM THREE

Double bedroom comprising of, carpet flooring, rear aspect uPVC window, and light to ceiling.

BATHROOM

Modern three-piece bathroom suite comprising of, tiled flooring, low flush toilet, double door vanity hand basin, panel bath with single glazed shower panel, over bath mains fed shower unit, radiator, tile splash back to water sensitive areas, and wet wall panelling to the shower area.

EXTERNAL

External grounds comprise of paved courtyards, with secure gated access to the rear aspect. Designated parking is available.

Disclaimer

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	83
(69-80) C	
(55-68) D	54
(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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