



4 Sampson Street

Eastoft, Nr Scunthorpe, DN17 4PQ

Asking Price Of £165,000

Property Features

- Good Sized Semi Detached House in Popular Village
- Lounge, Dining Room, Kitchen & Utility
- 3 Bedrooms & Bathroom
- Oil CH, UPVC DG & Gardens with Ample Parking
- In Need of General Modernisation & Refurbishment



Full Description

SITUATION

From Goole take the A161 towards Scunthorpe. Proceed through the Village of Swinefleet and on reaching Eastoft travel along Yorkshireside into Sampson Street. The property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Semi Detached House being situated in the centre of the popular rural Village of Eastoft which is located between the Towns of Goole and Scunthorpe and within easy reach of the M180 Motorway. The accommodation which is in need of general updating and modernisation presently comprises:-



GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and staircase to the First Floor.

LOUNGE 13' 0" x 12' 3" (3.96m x 3.73m)

Fireplace housing cast iron wood burning stove, and radiator.



DINING ROOM 12' 3" x 11' 6" (3.73m x 3.51m)

Built-in cupboard and radiator.

KITCHEN 8' 6" x 7' 0" (2.59m x 2.13m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Understairs cupboard, part ceramic tiled walls and pantry.

UTILITY ROOM 11' 9" x 11' 6" (3.58m x 3.51m)

Plumbing for auto washer, radiator, quarry tiled floor, oil central heating boiler and uPVC door to the rear garden.



CLOAKROOM

White low flush W.C. Radiator and quarry tiled floor.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall, and opening from the Landing which has a linen cupboard are;-

FRONT BEDROOM 11' 6" x 9' 3" (3.51m x 2.82m)

Built-in cupboard and radiator.

FRONT BEDROOM 7' 9" x 7' 3" (2.36m x 2.21m)

Radiator.

REAR BEDROOM 11' 3" x 11' 0" (3.43m x 3.35m)

Built-in cupboard and radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush W.C. and shower cubicle. Heated towel rail and part ceramic tiled walls.

TO THE OUTSIDE

Ample OFF STREET PARKING with vehicular access from Sampson Street.

Concrete sectional STORE.

Good sized Gardens to front and rear.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. Oil central heating, and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the North Lincolnshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Graph are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THE FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND EXCEPT TO CLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OF ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements