Park Avenue, Scunthorpe, DN17 2PB

- Extended Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen
- Family Bathroom
- Front & Rear Gardens
- Garage & Off Street Parking
- EPC Band B (Rating 85)

£129,950
Entrance Hall
Having uPVC door to side aspect, laminate flooring, radiator and stairs rising to the first floor.

Lounge
19' 9'' max x 16' 6'' max (6.02m x 5.03m)
Having uPVC double glazed windows to front aspect, feature fire surround with inset electric fire, laminate flooring and radiator.

Kitchen
15' 3'' x 12' 4'' (4.64m x 3.76m)
Having base cupboard units with work surfaces over, inset sink and drainer unit, space for cooker, plumbing for washing machine, tiled flooring, radiator, uPVC double glazed windows to rear and side aspect and doors to rear and side aspect.

Study (Currently used as a fourth Bedroom)
12' 10'' max x 6' 9'' max (3.91m x 2.06m)
L shaped. Having laminate flooring, storage cupboard and radiator.

Shower Room
Having shower cubicle with electric shower, wash hand basin, low level flush WC, fully tiled walls, vinyl flooring, radiator and extractor.

First Floor Landing
Having uPVC double glazed window to side aspect and access to loft.

Bedroom 1
12' 8'' x 11' 9'' (3.86m x 3.58m)
Having uPVC double glazed windows to front aspect and radiator.

Bedroom 2
13' 3'' max x 9' 3'' max (4.04m x 2.82m)
Having uPVC double glazed window to rear aspect, coved ceiling and radiator.

Bedroom 3
11' 8'' x 6' 8'' (3.55m x 2.03m)
Having uPVC double glazed window to front aspect, airing cupboard housing combination boiler and radiator.

Family Bathroom
8' 6'' x 6' 8'' (2.59m x 2.03m)
Having panelled bath with shower tap attachment, vanity wash hand basin, low level flush WC, vinyl flooring, towel radiator and uPVC double glazed window to rear aspect.

Outside Front
To the front the garden is gravelled, a driveway provides ample off street parking and leads through wrought iron gates to the rear of the property.

Outside Rear
The rear garden is gravelled for ease of maintenance and has a decked area.

Garage
19' 11'' x 9' 11'' (6.07m x 3.02m)
Having up and over door, personal access door, light and power.
Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation.

Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information.

Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 60810313

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.