



PINEWOOD CLOSE, SCUNTHORPE

We are pleased to offer to the market this three-bedroom detached property in the ever-popular Timberlands area of Scunthorpe. The property benefits from Lounge, Kitchen Diner, Downstairs W.C., Conservatory and to the first floor Three Bedrooms, the master having an en-suite shower room with Family Bathroom. The property has a garage, driveway and to the rear enclosed low maintenance garden.

£195,000

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BROWN & CO

Property and Business Consultants

62 PINWOOD CLOSE, SCUNTHORPE, DN16 3FB

LOCATION:

Situated in a popular residential area within easy access of a variety of amenities.

ACCOMMODATION:

ENTRANCE door giving access to the entrance hall with internal door leading to the Lounge and central heating radiator.

LOUNGE: Having white uPVC window to the front. Two internal doors, one leading to the Kitchen and one to the inner hallway. Central heating radiator.

KITCHEN: Having White uPVC double glazed window overlooking the rear garden and white uPVC double glazed doors giving access to the conservatory. The Kitchen has a range of base and wall units with laminate work surfaces having four ring gas hob and stainless steel one and a half sink inset. Central heating radiator.

CONSERVATORY: Of white uPVC construction on dwarf wall with door giving access to the rear garden.

INNER HALLWAY: Stairs to the first floor and internal door giving access to the downstairs W.C.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE: White uPVC double glazed window to the front, central heating radiator and internal door giving access to the en-suite shower room.

EN-SUITE: Having low Flush W.C., hand basin and shower cubicle with bi-folding door. Central heating radiator and white uPVC obscure glazed window.

BEDROOM TWO: White uPVC double glazed window to the front and central heating radiator.

BEDROOM THREE: White uPVC double glazed window to the rear and central heating radiator.

FAMILY BATHROOM: Three-piece suite comprising basin, bath and low flush W.C. The room is partially tiled having a central heating radiator and white uPVC obscure glazed window to the rear.

GENERAL REMARKS AND STIPULATIONS:

TENURE AND POSSESSION: The property is Freehold and vacant possession will be given upon completion.

COUNCIL TAX: We are advised by North Lincolnshire Council that this property is Band C.

SERVICES: Please note we have not tested the services of any of the equipment or appliances in this property. Accordingly, we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

FLOORPLANS: The floorplans within these particulars are for identification purposes only, they are representational and not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

HOURS OF BUSINESS: Monday to Friday, 9.00am to 5.30pm.

VIEWING: Please contact Brown & Co's Humber Office.

AGENTS NOTES: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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