



28 Sherburn Crescent, Scunthorpe, DN15 8BX

£155,000

This is an incredibly smart and good value three bed semi. Finished and presented perfectly for a first time buyer or young family. In the popular Berkeley area of Scunthorpe this is in great primary school catchments as well as being private with woodland to the back. Inside we have an open plan kitchen diner across the back, lounge, hall, landing, three bedrooms and a bathroom, presented immaculately with clean neutral décor. Outside, we have parking for two cars, access down the side to the garage and tiered garden. Viewings are available, please contact us to book.



Entrance hall



Bedroom two 8'2" x 9'1" (2.50 x 2.77)



Lounge 13'5" x 11'4" (4.11 x 3.46)



Bedroom three 9'4" x 7'5" (2.85 x 2.28)



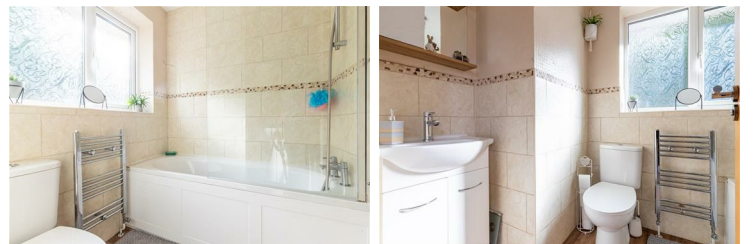
Kitchen diner 11'7" x 17'4" (3.55 x 5.30)



Landing



Bathroom 5'4" x 7'11" (1.64 x 2.43)



Outside

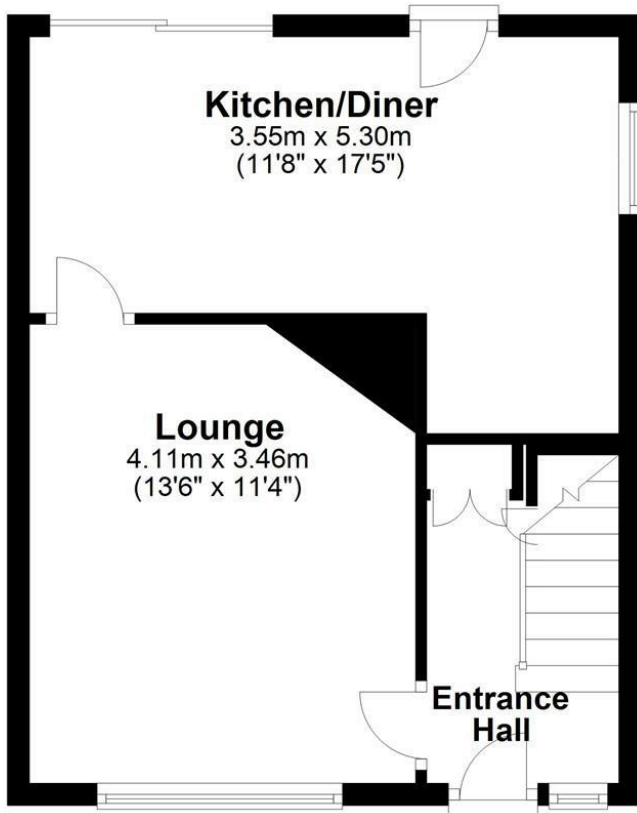


Bedroom one 13'5" x 9'3" (4.11 x 2.83)



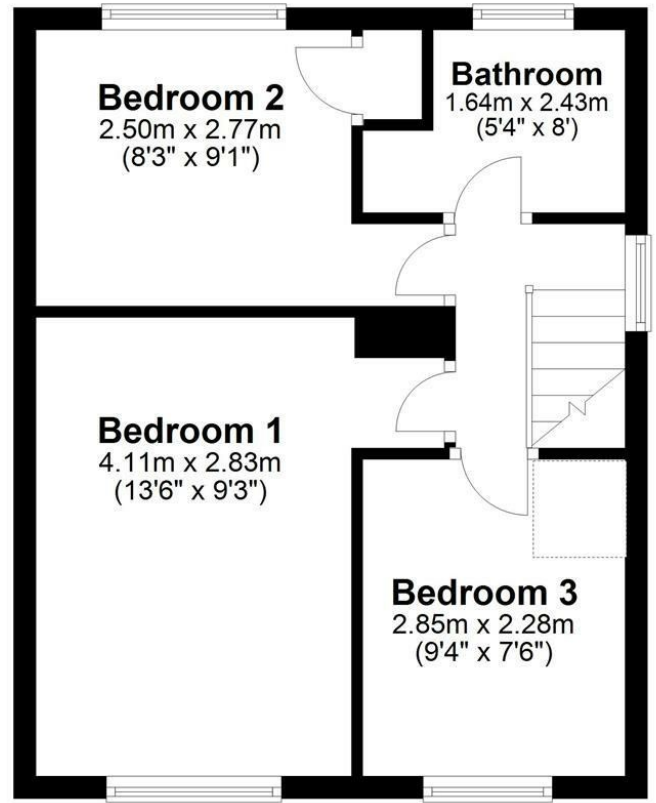
### Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



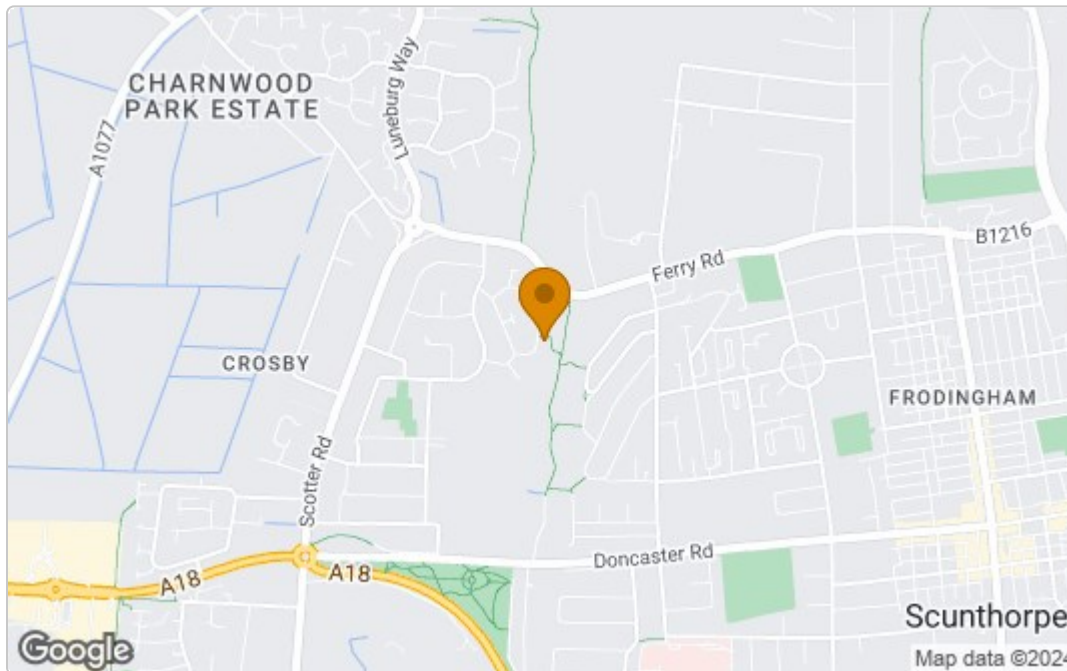
### First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 70.5 sq. metres (758.3 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		<b>85</b>
	(69-80) <b>C</b>	<b>70</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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