



6 Austin Crescent, Scunthorpe, DN17 2PR

£200,000

Extended three bedroom semi detached house in a quiet cul de sac in Bottesford. Offered with no onward chain this property has an entrance hall, kitchen diner, lounge, utility area and a further reception room or fourth bedroom with a shower room. Upstairs there are three bedrooms two of which are great size doubles and a great size single and a modern family bathroom. Outside there is a low maintenance rear garden and off road parking for multiple vehicles and a detached garage. Available for viewings now, please call to book your appointment.



Entrance

Kitchen diner 19'0" x 9'10" (5.80 x 3.02)



Lounge 14'0" x 11'11" (4.27 x 3.65)



Reception room / Bedroom four 12'4" x 11'8" (3.76 x 3.57)



Shower room 7'10" x 6'0" (2.40 x 1.85)



Landing

Bedroom one 12'4" x 11'5" (3.78 x 3.50)



Bedroom two 11'6" x 11'5" (3.51 x 3.50)



Bedroom three 8'1" x 7'6" (2.48 x 2.30)



Bathroom 8'1" x 6'0" (2.47 x 1.83)



Outside

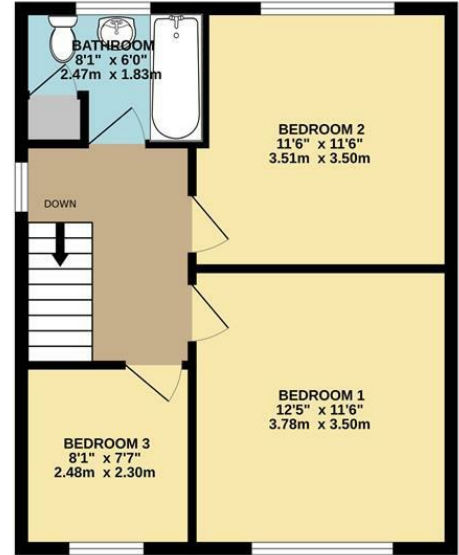


# Floor Plan

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



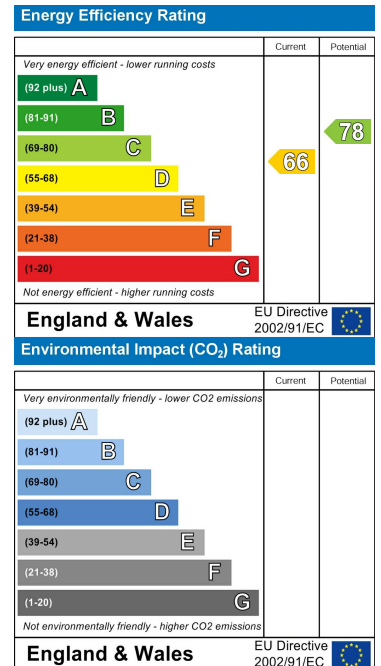
TOTAL FLOOR AREA : 1130 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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