



19 Olive Drive, Scunthorpe, DN16 3FW

£175,000

Neutrally decorated throughout this three storey townhouse in the Timberland area of Scunthorpe. Downstairs there is an entrance, W.C., kitchen and lounge that has patio doors on to the rear garden. On the first floor there are two good size bedrooms, an office area that has stairs leading up to the second floor and family bathroom. The master suite is on the top floor with en suite bathroom and built in storage. Outside there is a rear garden, off road parking and a garage. Available for viewings now please call to book your appointment.

Entrance

Downstairs W.C.

Kitchen diner 13'9" x 11'3" (4.20 x 3.45)



Lounge 14'6" x 11'0" (4.43 x 3.37)



First floor landing

Bedroom one 16'1" x 14'6" (4.92 x 4.43)



En-suite 7'8" x 5'10" (2.34 x 1.79)



Bedroom two 14'6" x 9'4" (4.43 x 2.85)



Bedroom three 9'10" x 7'8" (3.00 x 2.34)



Family bathroom 7'8" x 5'7" (2.34 x 1.72)



Office 6'10" x 6'2" (2.09 x 1.90)

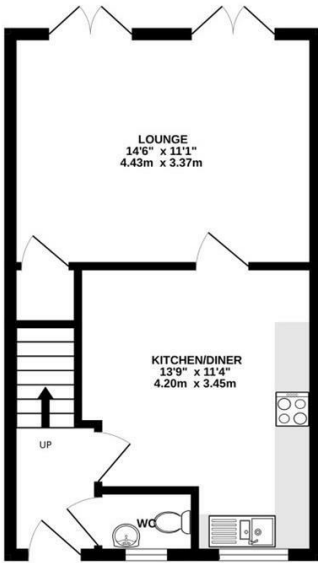


Outside

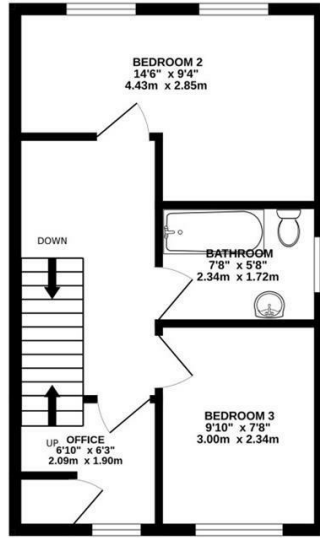


Floor Plan

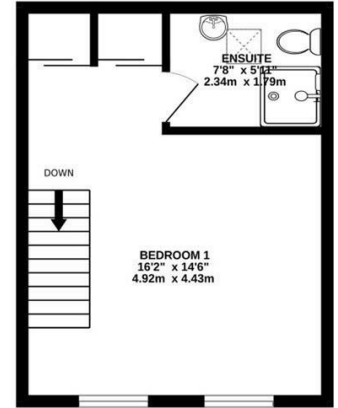
GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



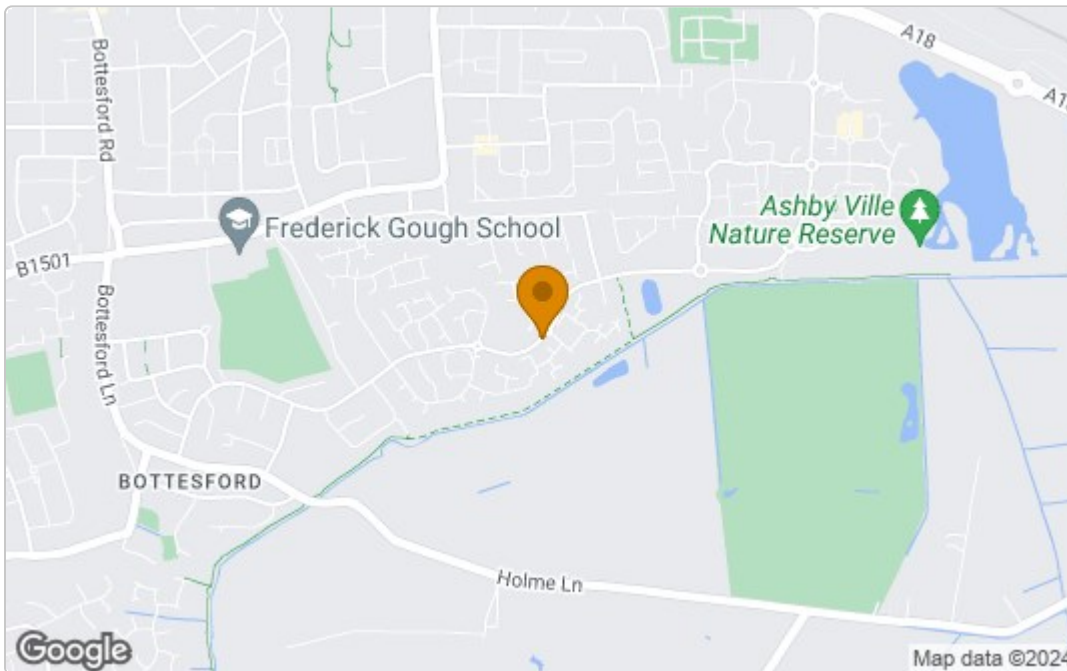
2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		89
	(81-91) B		
	(69-80) C	77	
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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