



16 Churchfield Road, Scunthorpe, DN16 3DH

£116,000

Immaculately presented is this two bedroom semi in a very convenient location within Ashby, Scunthorpe. Excellent value and ideal as a first time home or a buy to let, it has clean, neutral décor and a low maintenance finish. The layout is good too, with a kitchen diner across the back, good size lounge with open fire, two double bedrooms and a bathroom with a four piece suite. Outside there is parking for two cars at the front and a secure rear garden with a patio and astroturf lawn.

Available with no chain, please contact us to book your appointment.

Hall

Lounge 13'11" x 13'0" (4.25 x 3.97)



Kitchen diner 16'2" x 9'2" (4.94 x 2.81)



Landing

Bedroom one 16'2" x 10'2" (4.94 x 3.12)



Bedroom two 11'7" x 9'6" (3.55 x 2.91)



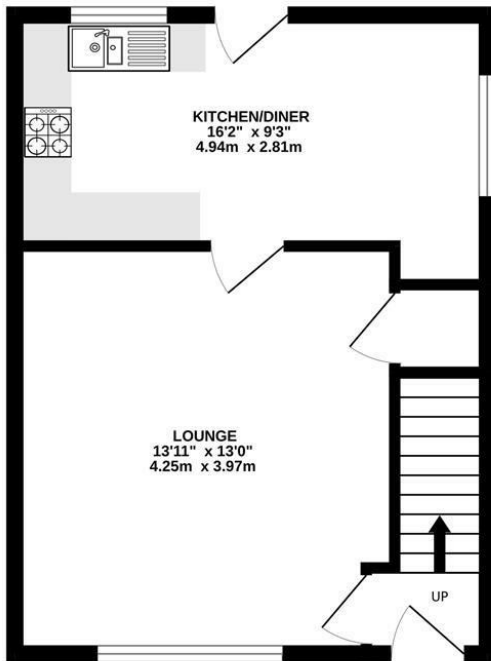
Bathroom 8'3" x 6'7" (2.54 x 2.03)



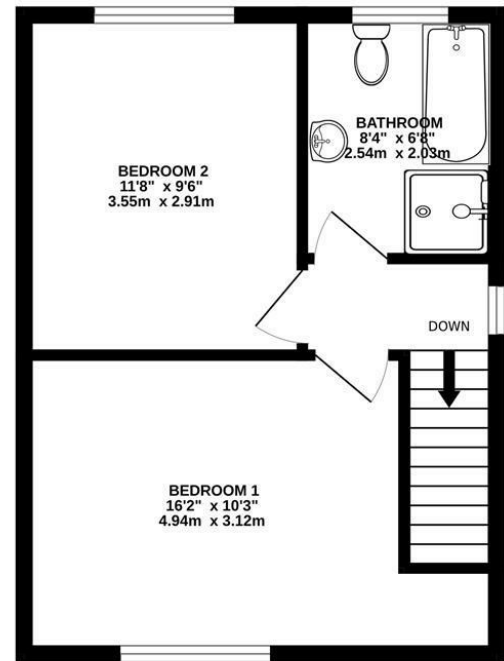
Outside

Floor Plan

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



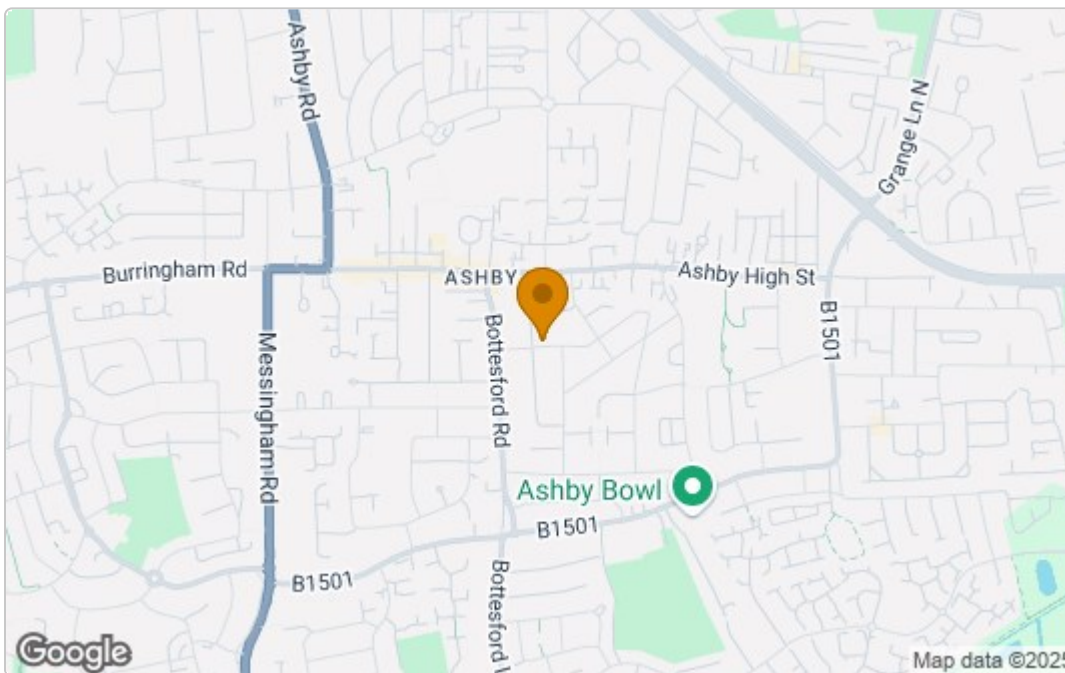
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.