



EA  
BEN  
CADE



48 Pintail Close, Scunthorpe, DN16 3UG

£90,000

Sold with tenants in situ this is perfect for an investor. This top floor two bedroom apartment has been really well presented. We know that owners like how low maintenance and economical to run these places are too. The property comprises of an excellent size lounge, kitchen, two double bedrooms and a modern bathroom. Outside there are communal lawned areas and one allocated parking space. The property is fully double glazed, gas centrally heated and access is through the secure intercom system. Available to buy on a leasehold basis, please get in touch for more info and to book your viewing!

Hall

Kitchen 8'7" x 7'10" (2.64 x 2.39)



Bathroom 6'6" x 5'6" (2.00 x 1.69)



Lounge 17'4" x 14'2" (5.29 x 4.32)

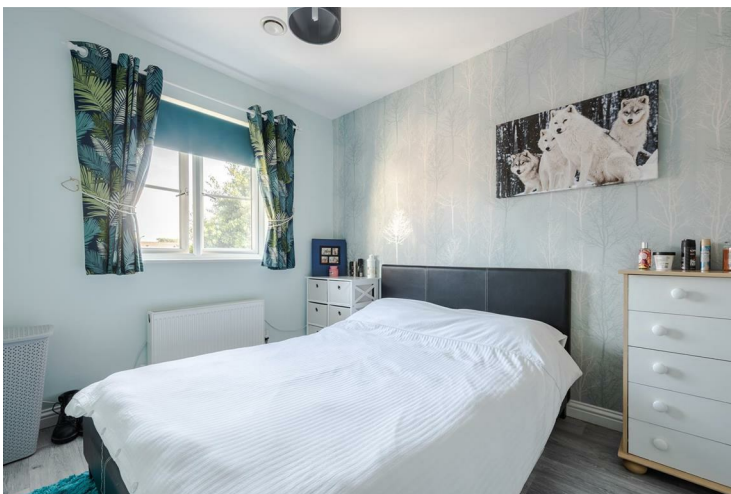


Outside

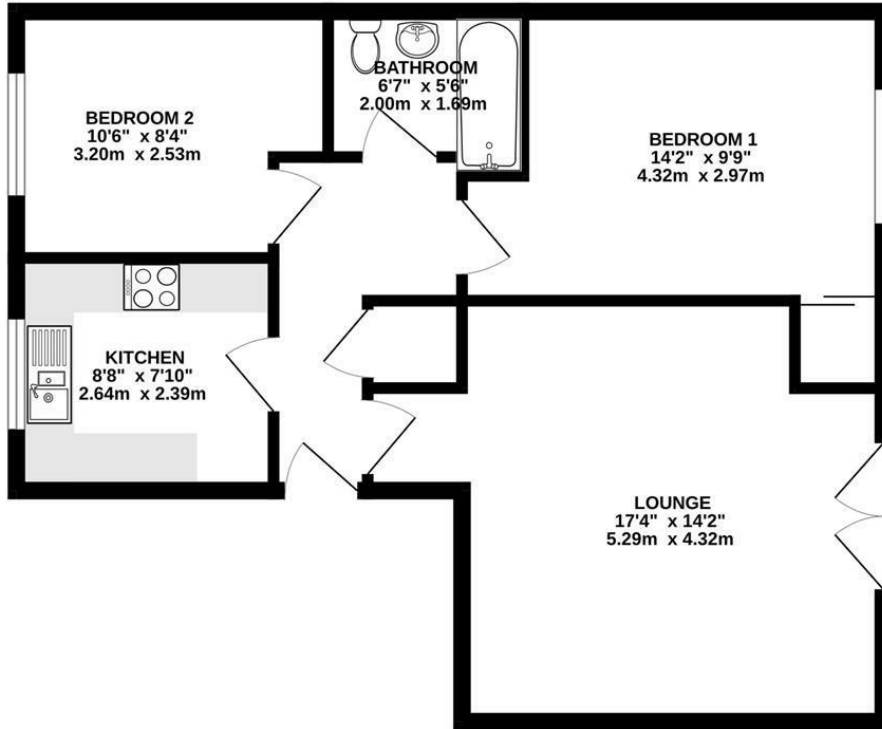
Bedroom one 14'2" x 9'8" (4.32 x 2.97)



Bedroom two 10'5" x 8'3" (3.20 x 2.53)

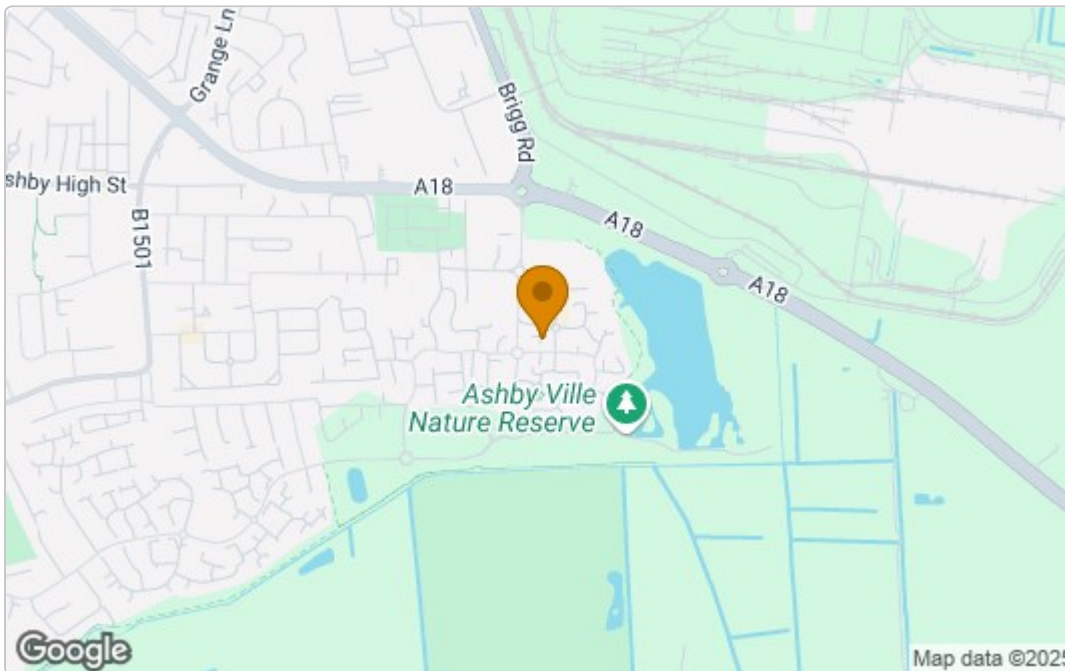


TOP FLOOR FLAT  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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 energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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.