



EA
BEN
CADE



124 Moorwell Road, Scunthorpe, DN17 2SY

£190,000

Sat back from the road, on a really generous and private plot is this three bedroom semi detached home. Downstairs there is a lounge, open plan kitchen diner and downstairs W.C. Upstairs has two double bedrooms both with fitted wardrobes, a good size single bedroom and a family bathroom. To the rear is a excellent size garden with a patio area, garage and the added extra of a summer house! There is also plenty of off road parking to the front of the property. This one is great for first time buyers or a young family. Please get in touch to book a viewing.

Entrance hall

Lounge 13'10" x 13'10" (4.22 x 4.22)



Dining room 17'1" x 10'9" (5.22 x 3.29)



Kitchen 15'9" x 11'0" (4.82 x 3.36)



W.C.

Landing

Bedroom one 11'11" x 8'11" (3.64 x 2.73)



Bedroom two 10'11" x 10'9" (3.34 x 3.29)



Bedroom three 7'8" x 7'4" (2.36 x 2.25)



Bathroom



Garage

Summer house

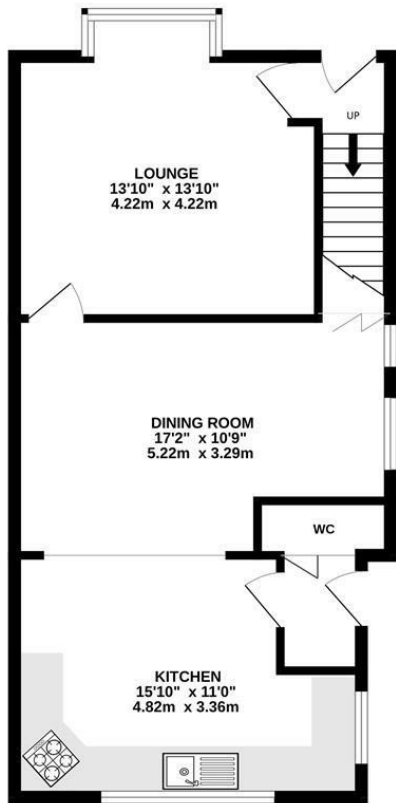


Outside

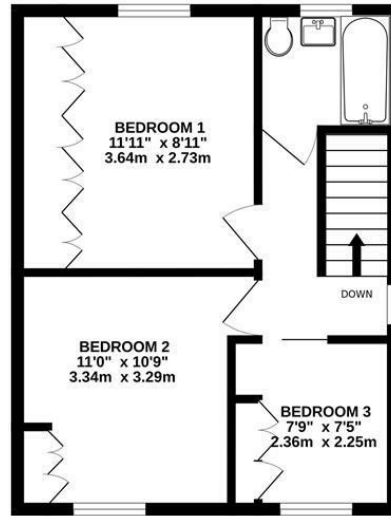


Floor Plan

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



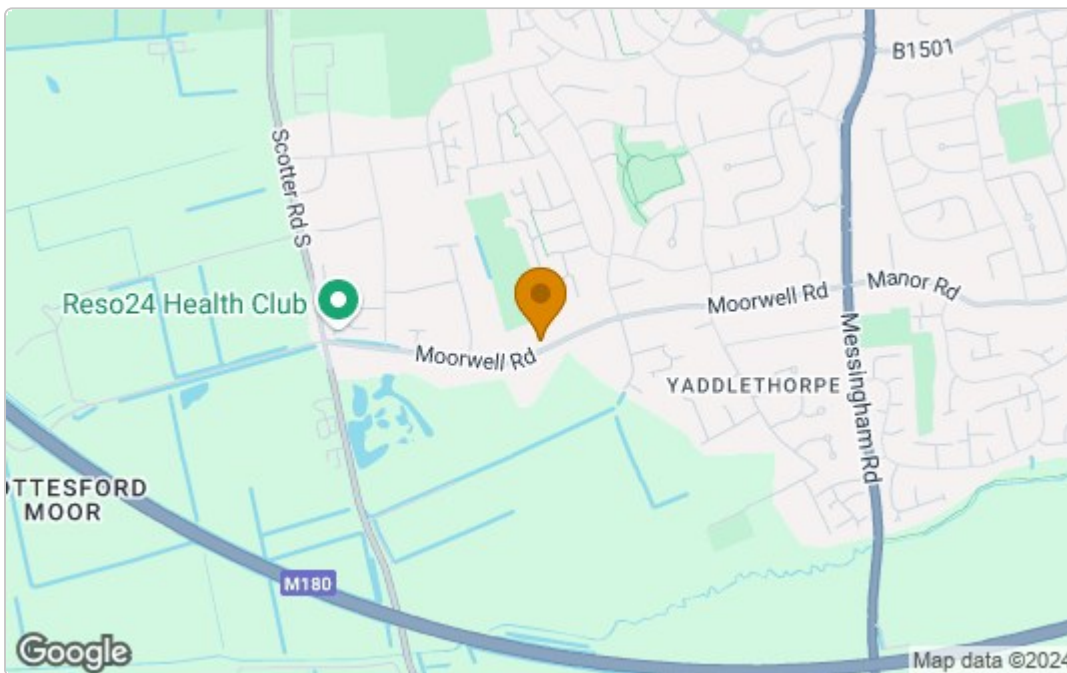
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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		85
	(81-91) B		
	(69-80) C	72	
	(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	

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.