



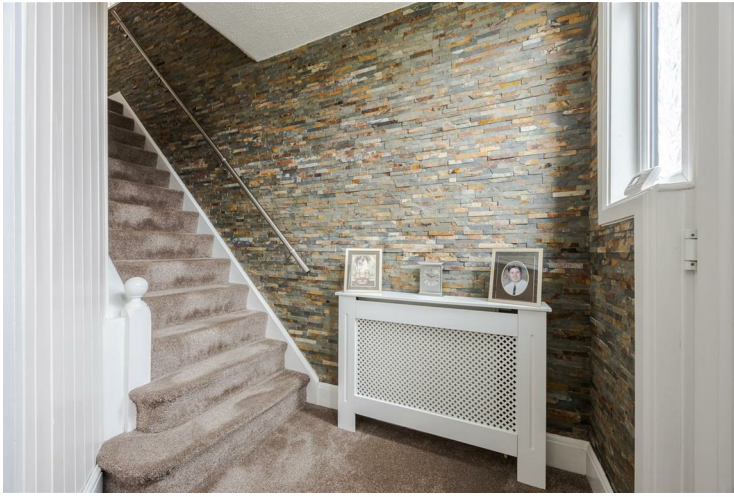
68 Rowland Road, Scunthorpe, DN16 1ST

£159,950

Excellent value for money traditional three bed semi with a great garden and very clean, neutral decor. This is an ideal young family home in our opinion with good room sizes and a convenient location, ideal for primary schools and the towns amenities. We have a hall, lounge open plan to a dining room, kitchen diner, very handy utility room at the side, landing and three bedrooms with a modern shower room. The house is sat back from the road side with off road parking, and a large rear garden with multiple seating areas, a workshop and a shed too. Available to buy with no chain, please contact us for a viewing.

If you require a mortgage we have an advisor in house that can help.

Entrance Hall



Utility Room 20'6" x 6'3" (6.27 x 1.93)



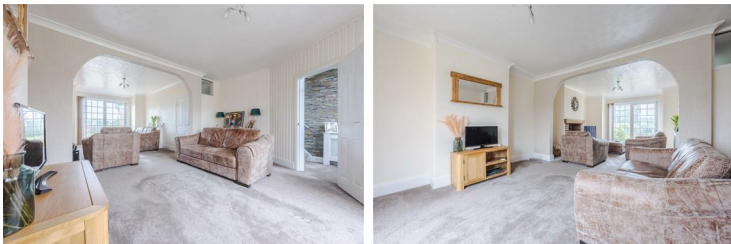
Lounge 16'6" x 12'6" (5.03 x 3.82)



Landing



Sitting Room 12'5" x 12'4" (3.81 x 3.78)



Bedroom One 12'6" x 11'5" (3.82 x 3.50)



Kitchen Diner 20'6" x 8'0" (6.27 x 2.45)



Bedroom Two 12'5" x 10'2" (3.81 x 3.11)



Bedroom Three 9'4" x 7'2" (2.85 x 2.20)



Shower Room

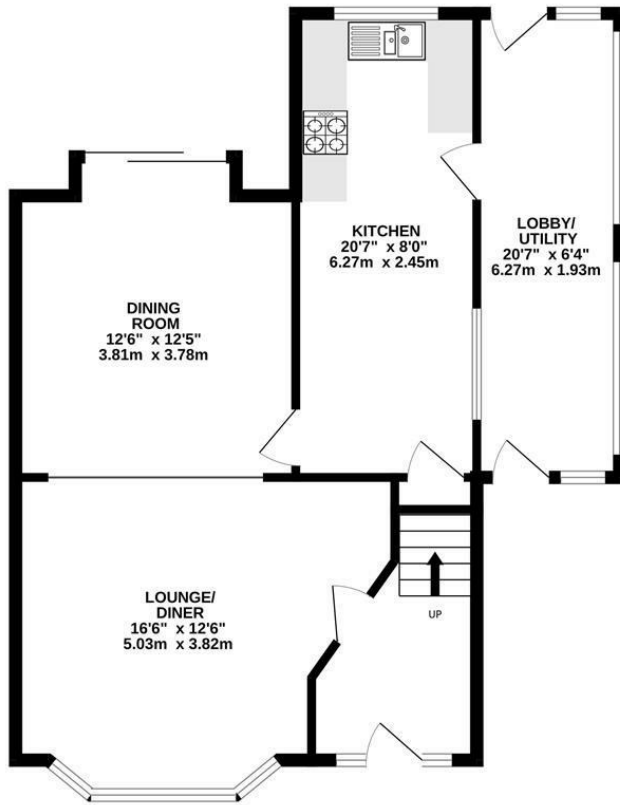


Garden

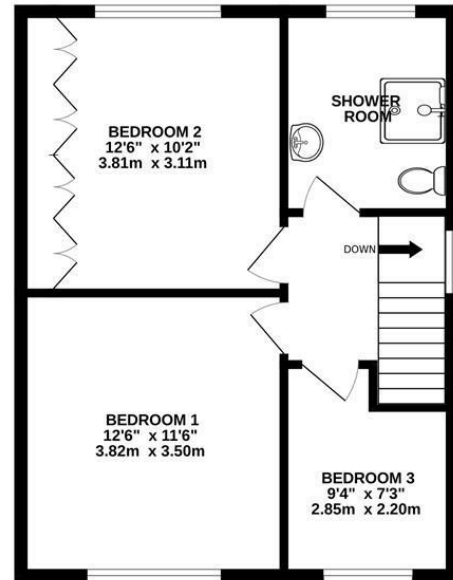


# Floor Plan

GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



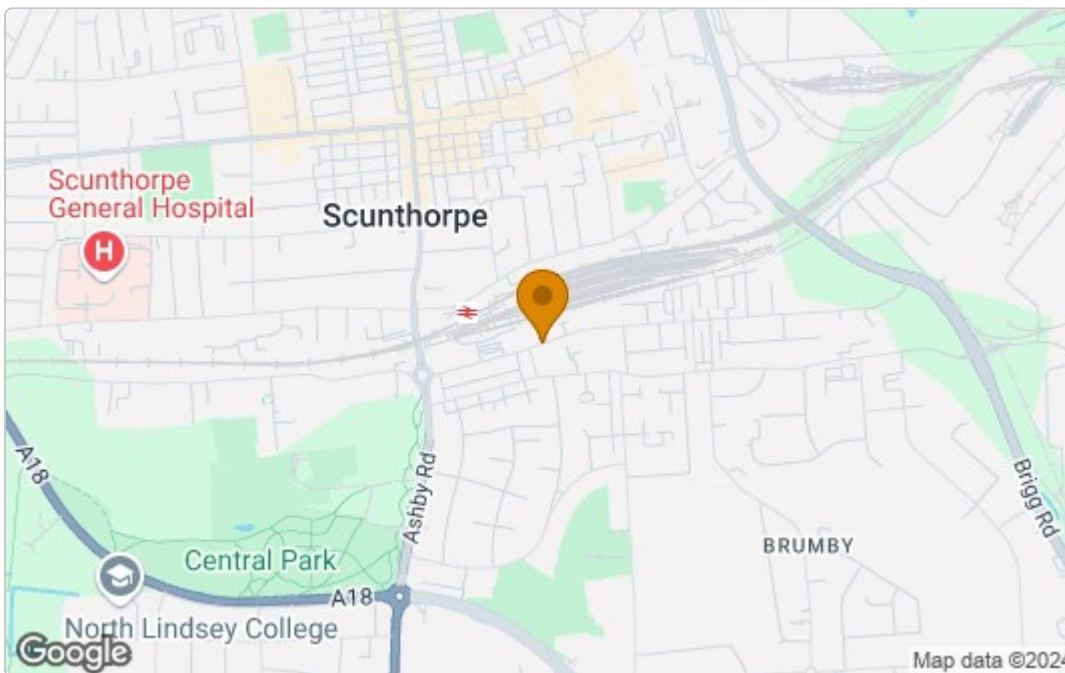
1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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.