



 3
Bedrooms

 2
Bathrooms



***** NO FORWARD CHAIN ***** Explore the potential of this excellent semi-detached property located on Dewsbury Avenue, Scunthorpe – a promising three-bedroom semi-detached home awaiting your personal touch. This property presents a unique opportunity with no forward chain, providing a hassle-free transaction for those seeking a canvas for modernization. Situated in proximity to local schools, Dewsbury Avenue is an ideal choice for families looking to provide a convenient and accessible education for their children. Additionally, the residence is conveniently close to retail parks, ensuring that shopping and entertainment are easily within reach. Whether you're a first-time buyer looking to add your personal stamp to a home or an investor seeking a project with great potential,

Louise Oliver Properties welcome to the market an excellent opportunity to purchase a three-bedroom semi-detached home in the sought after location of Berkeley, Scunthorpe. Presenting an enticing opportunity to own a delightful property with the added advantage of no forward chain, for ease of purchase. This well-maintained residence is strategically located, providing a family-friendly environment within proximity to good local schools.

Step into a welcoming living space that exudes space and comfort. The interior of Dewsbury Avenue has been thoughtfully designed, the open-plan layout of the living and dining areas allows for seamless interaction and flexible use of space, making it an ideal setting for family gatherings or entertaining guests. The property features a modern kitchen equipped with contemporary appliances, providing the perfect backdrop for culinary endeavours, with the added advantage of walk-in pantry store. Light-filled rooms and neutral tones throughout the home contribute to a bright and airy atmosphere, creating a serene retreat for all occupants. With three bedrooms, Dewsbury Avenue is well-suited for families seeking a comfortable and convenient living arrangement. The property is near local schools, making it an excellent choice for those with education in mind. The no forward chain feature ensures a smooth and hassle-free transaction for potential buyers, adding to the property's appeal.

The exterior of the residence boasts a well-maintained garden, offering a private outdoor space for relaxation or outdoor activities. With a fantastic tandem detached garage and workshop, featuring car-pit. Additionally, the residence is conveniently close to retail parks, ensuring that shopping and entertainment are easily within reach.

Take advantage of this opportunity to secure a property in Scunthorpe that combines modern comforts, convenience, and the assurance of a straightforward transaction. Discover the potential of Dewsbury Avenue as your new home, where lifestyle and location converge seamlessly. Whether you're a first-time buyer looking to add your personal stamp to a home or an investor seeking a project with great potential. Embrace the chance to shape this residence into your ideal living space, surrounded by amenities and educational facilities. Act now and uncover the possibilities that await in this conveniently located and customizable semi-detached home.

ENTRANCE

Passing through a uPVC composite door comprising of carpet flooring throughout, double radiator, stairs to first floor with banister for support, under stair storage with sliding door to access and side aspect uPVC window, alarm sensor for the burglar alarm system, identical obscured windows flank the doorway, and light to ceiling.

LOUNGE *4.07m x 3.76m*

Open concept living area comprising of, uPVC double glazed bay window with fitted blinds, carpeted flooring, double radiator, chandelier style light fitting from ceiling, two light fittings to wall, gas fire with stone hearth, brick surround and wooden mantelpiece.

DINING ROOM *3.05m x 3.76m*

Elegant archway leads you from the lounge into the dining room. This room boasts uPVC rear aspect double glazed window with fitted blinds, carpeted throughout, double radiator, and chandelier style light fitting to ceiling.

SHOWER ROOM *1.87m x 1.81m*

Leading from the hallway through a sliding door comprising of enclosed dome light to ceiling with pull cord, extractor fan unit, tiled surround, uPVC double glazed

obscure window with fitted blinds, single radiator, low level toilet with chrome handle flush, enclosed shower cubicle with obscure Perspex shower door, Triton electric shower with shower head and riser and mirrored wall cabinet.

KITCHEN *3.01m x 3.02m*

Wooden internal door with a brass handle takes you into the kitchen via living space, comprises of wood composite external door to rear aspect of the property with obscure glazing, walk-in pantry storage, partial tiling to the walls, ceramic floor tiles, double radiator, wall and base units with wooden doors and laminate worktop, carbon phoenix granite sink and drainer with mixer tap, double glazed window with fitted blind overlooking rear aspect, strip light to ceiling and integrated extractor fan unit.

BEDROOM ONE *3.50m x 3.72m*

Double bedroom comprising of carpeted flooring, uPVC front aspect double glazed window with fitted blind, ceiling pendant light to ceiling, single radiator and integrated wardrobe space with integrated cupboards above with sliding door access.

BEDROOM TWO *3.29m x 3.36m*

Double bedroom boasts carpeting throughout, double glazed window with fitted blind, single radiator, ceiling pendant light and integrated cupboard space with three separate cupboard doors.

BEDROOM THREE *2.17m x 2.29m*

Double bedroom comprising of carpeting throughout, uPVC double glazed rear aspect window with fitted blind, double radiator and single radiator, ceiling pendant light and secondary burglar alarm unit.

BATHROOM *1.88m x 1.77m*

Spacious bathroom comprising of full wall tiling, carpeted flooring, double radiator, single ceiling spotlight with pull cord, low level toilet with handle flush, acrylic bath with grab handled, brass plug and bath shower mixer, sink and pedestal with brass taps and plug and uPVC obscure double-glazed window with fitted blind. The bathroom sports wall mounted soap holder, towel holder, glass shelf and toilet roll holder.

GARAGE *7.55M X 2.79M*

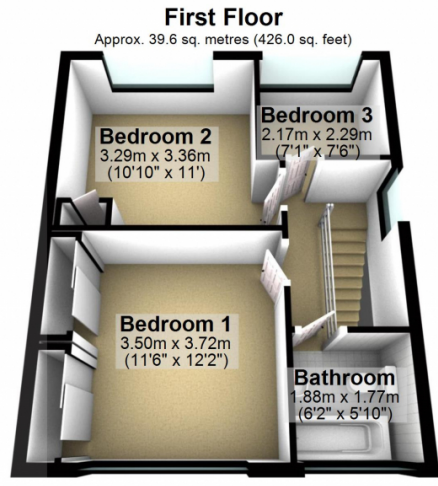
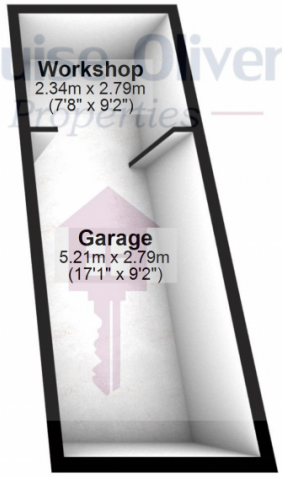
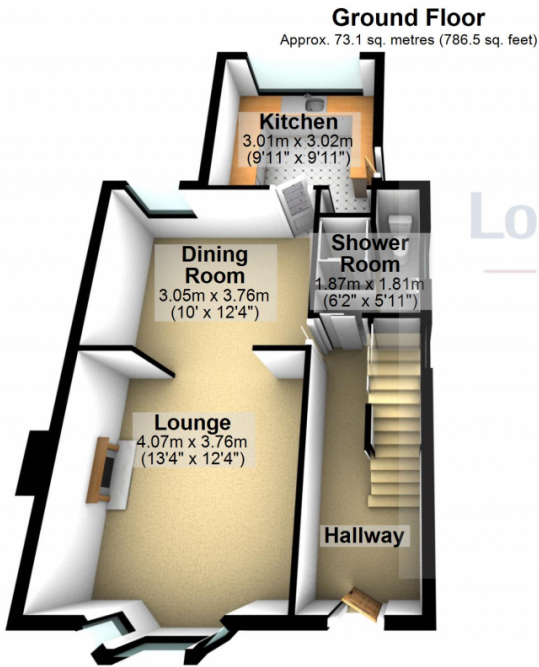
Tandem brick built detached garage and workshop comprising of, up and over door to the front aspect, mains sockets, lighting, workshop area to the rear, and car pit to the central garage floor.

EXTERNAL

The front aspect of the property consists of paving stone walkway, grassed area with brick border, plotting area, fenced front and bushes to the side. A paving stone driveway leads you down to a decorative iron lockable gate and then on to a spacious garage carpeted inside and a up and over door with uPVC window and side door. The rear aspect of the garden consists of decorative stepping stones leading to a grassed area, with plotting areas at the end of the garden, bricked bordered features and fenced surrounding.

Disclaimer

Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances, and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Total area: approx. 112.7 sq. metres (1212.6 sq. feet)
Dewsbury Avenue

