



 3
Bedrooms

 1
Bathroom



*****NO FORWARD CHAIN*****

Louise Oliver Properties presents a charming three-bedroom semi-detached home on Buckingham Avenue, Scunthorpe, offered with no forward chain for immediate occupancy. Ideal for first-time buyers or investors, the property features a spacious open-plan lounge and dining area with bay-fronted windows and rear patio access, a well-equipped galley kitchen, and a utility porch with ground floor WC. The first floor includes two double bedrooms, one single bedroom, and a four-piece family bathroom. Additional benefits include full double glazing, a gas combi boiler, off-road parking, a rear garage, and a west-facing garden with a block-paved patio. Located within walking distance of highly rated schools, recreational facilities, local shops, and Scunthorpe town centre.

Louise Oliver Properties is delighted to present this charming three-bedroom semi-detached home located on Buckingham Avenue in Scunthorpe. Offered to the market with no forward chain, this property is ready for immediate occupation, ensuring a seamless and stress-free purchase. This home is ideal for first-time buyers eager to step onto the property ladder, or investors seeking a valuable addition to their portfolio.

Upon entering, you are welcomed into a spacious open-plan lounge and dining area. This area is beautifully illuminated by bay-fronted windows and features double uPVC doors that open to the rear patio, making it an ideal space for entertaining. Adjacent to the dining area is a galley-style kitchen equipped with a range of wall and base storage units, a built-in stainless steel four-ring hob and oven, and a one-and-a-half stainless steel sink and drainer set beneath side aspect uPVC windows. The kitchen flows into a rear utility porch, providing additional space for freestanding white goods with mains sockets available. This area also offers a single uPVC door for rear access and includes a ground floor WC with a low-level flush toilet and a pedestal hand basin.

The first floor comprises three well-proportioned bedrooms, including two spacious double bedrooms and a single bedroom, offering ample living space for a family or tenants. The four-piece family bathroom is well-appointed with a corner seated bath, a corner mains-fed shower unit, a low-level flush toilet, and a pedestal hand basin.

Additional features of this property include full double glazing throughout, ensuring excellent thermal insulation and soundproofing, a gas combi boiler providing efficient heating and hot water supply, and reliable mains water supply. High-speed FTTP broadband connection is also available, catering to modern connectivity needs.

Externally, the property boasts off-road parking at the front with a shared driveway leading to a rear garage. The west-facing rear garden includes a block-paved patio, a large lawn, and a fenced perimeter, offering a perfect outdoor space for relaxation and recreation.

Situated in a popular residential area, this property is within walking distance of several local amenities. Nearby are highly rated primary and secondary schools, Scunthorpe Bowls for recreational activities, and local convenience stores for everyday essentials. Additionally, a short walk takes you to the main amenities of Scunthorpe town centre, providing a wide range of shopping, dining, and entertainment options.

This delightful property combines comfort and convenience, making it a perfect home for a variety of buyers.

Entrance Hall *3.12m x 2.10m*

Entrance to the property is through a porch with a uPVC door at the front, leading into the main entrance hall. This hall features carpeted flooring, a radiator, ceiling light, and stairs ascending to the first floor.

Lounge / Dining Room *7.71m x 3.69m*

The spacious open-plan lounge and dining area features carpet flooring throughout, a radiator, a fireplace, twin ceiling light fittings, a bay-fronted uPVC window at the front, and double uPVC doors at the rear.

Kitchen *3.94m x 2.32m*

The kitchen features vinyl flooring and wood-fronted wall and base storage units. It includes a built-in four-ring gas hob and oven, a stainless steel one and a half sink and drainer, and space for under-counter white goods. A side aspect uPVC window, a gas combi boiler, and a ceiling light fitting complete the space.

Utility *1.73m x 2.07m*

The utility/rear porch provides mains power supply for connecting additional freestanding white goods. It features wood laminate flooring, a single uPVC door for exit,

and a ceiling light fixture.

WC *1.48m x 1.88m*

The ground floor WC includes a low-level flush toilet, a pedestal ceramic hand basin, tiled flooring, a side aspect obscure glazed uPVC window for privacy, and a ceiling light.

Bedroom One *3.12m x 3.69m*

The double bedroom features carpet flooring, a radiator, front aspect uPVC windows providing ample natural light, and a ceiling light fixture.

Bedroom Two *3.96m x 2.93m*

The double bedroom offers carpet flooring, a radiator, rear aspect uPVC windows for natural light, and a ceiling light fixture.

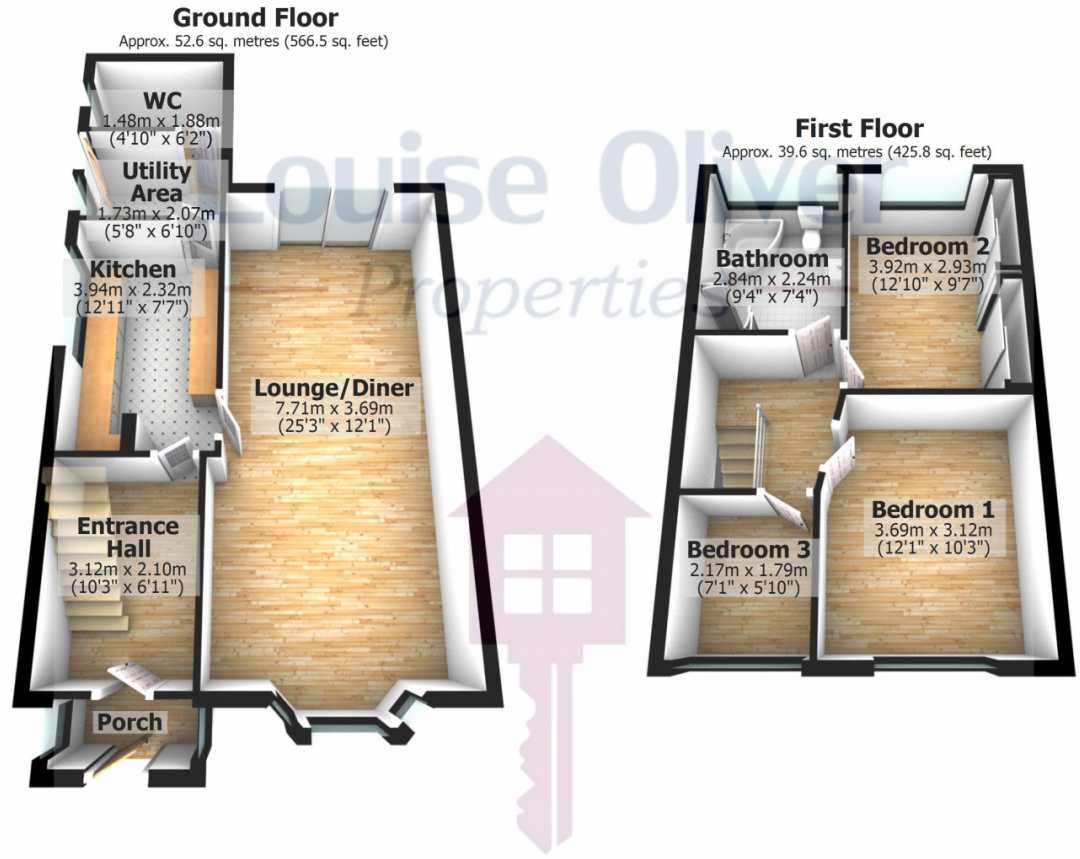
Bedroom Three *2.17m x 2.24m*

The single bedroom includes a front aspect uPVC window, a radiator, and a ceiling light fixture.


Bathroom *2.84m x 2.24m*

The four-piece bathroom comprises a corner seated panel bath with chrome mixer taps and a hand-held shower hose, alongside a corner mains-fed shower enclosure with sliding door access and jet feature. It includes a low-level flush toilet and a ceramic pedestal hand basin. Spot lighting on the ceiling illuminates the wood-effect flooring and tiled walls, while a rear aspect obscure glazed window ensures privacy.

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Total area: approx. 92.2 sq. metres (992.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 25 Buckingham Avenue, DN15

