



 3
Bedrooms

 2
Bathrooms



***** NO FORWARD CHIAN *****

Louise Oliver Properties welcomes to the market a three bedroom semi-detached modern home, located to the outskirts of the town centre of Scunthorpe. Tulip Road is situated to a residential development, with the property being the former show home to the estate. Offered to the market with no forward chain for ease of purchase. The property has undergone a scheme of refurbishment throughout including new flooring, and a scheme of neutral decor. Externally the property sits unobstructed to the rear with private garden, and detached single brick-built garage, space for off road parking to the front accommodates two vehicles.

This three-bedroom semi-detached home on Tulip Road in Scunthorpe sounds like a fantastic opportunity for buyers looking for a modern, refurbished property in a convenient location. The absence of a forward chain adds to the ease of purchase, which can be appealing to many prospective homeowners.

The property's proximity to the town centre, along with its accessibility to transportation hubs like the central train station and bus station, makes it an attractive option for commuters. Additionally, having retail outlets nearby for shopping convenience adds to its appeal. Inside, the property boasts a newly refurbished interior, including new flooring and neutral décor throughout. The layout seems well-designed, with a cloakroom at the entrance, a spacious lounge area with a private rear aspect view, and double doors leading to the kitchen and dining area. The kitchen itself sounds impressive, with modern wood fronted storage, new built-in appliances, and ample space for additional white goods. Upstairs, the property offers well-proportioned sleeping accommodation with two large single bedrooms and a third double bedroom featuring a built-in wardrobe system. The three-piece bathroom suite adds convenience and functionality to the upper level. Externally, the property features ample off-road parking, a detached garage, and a gated access to the enclosed rear garden, providing both security and practicality for residents. Overall, this property seems to offer a comfortable and convenient lifestyle for its occupants, making it a desirable option for potential buyers.

ENTRANCE

Opening to the front aspect via wood composite door, carpeted flooring, side aspect window, stairs to first floor, and light to ceiling.

LOUNGE *4.61m x 4.92m*

Rear aspect lounge comprises carpeted flooring, rear aspect double glazed windows, radiator, wood mantle and marble hearth to enclosed fireplace, double doors opening to kitchen / diner, and light to ceiling.

KITCHEN / DINER *4.61m x 2.76m*

Modern kitchen dining area comprising of, wood effect vinyl flooring, wood fronted wall and base storage, space for under counter white goods, stainless steel sink and drainer, new built in oven and induction hob, front aspect double glazed window, rear aspect sliding doors exiting to rear garden, radiator, and light to ceiling.

CLOAKROOM *2.07m x 0.79m*

Ground floor WC comprises of wood effect laminate flooring, front aspect obscure glazed window, low flush WC, radiator, and light to ceiling.

BEDROOM ONE *2.69m x 4.28m*

Double bedroom comprises built in six door wardrobes, carpeted flooring, radiator, rear aspect window, and light to ceiling.

BEDROOM TWO *2.67m x 2.74m*

Single bedroom comprises carpeted flooring, rear aspect window, radiator, and light to ceiling.

BEDROOM THREE *3.04m x 2.00m*

Single bedroom comprises carpeted flooring, front aspect window, radiator, built in storage, and light to ceiling.

BATHROOM *1.88m x 1.04m*

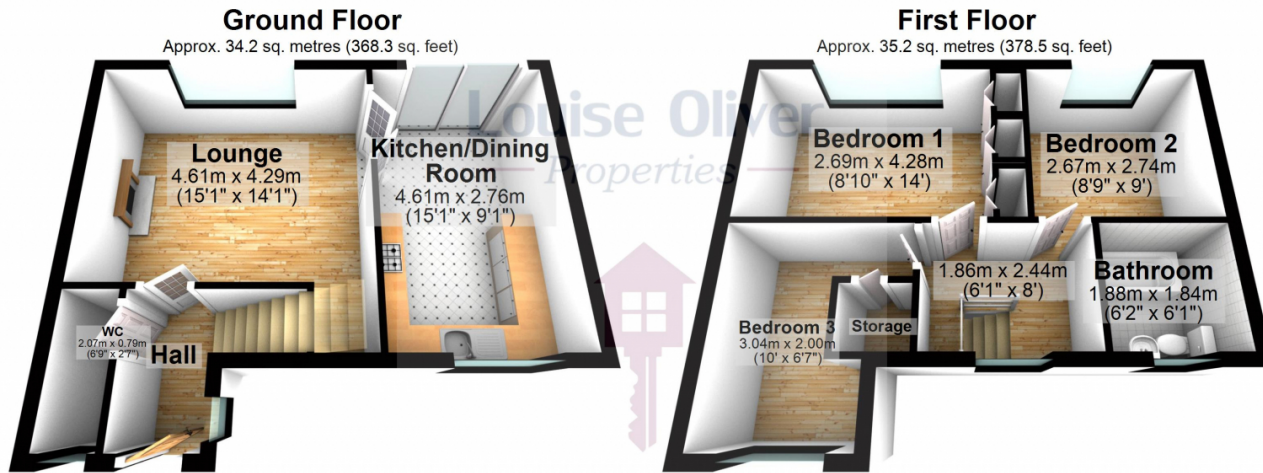
Three-piece bathroom suite comprises of panel bath, corner facing WC, pedestal hand basin, front aspect obscure window, laminate flooring, extractor unit, radiator, and light to ceiling.

EXTERNAL


Front elevation comprises shingle driveway with off road parking for two vehicles and detached single brick-built garage. the rear elevation comprises enclosed perimeter with gated access and laid to lawn.

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Total area: approx. 69.4 sq. metres (746.8 sq. feet)
9 Tulip Road

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Address: Scunthorpe, DN15

