



 3

Bedrooms

 1

Bathroom



****RENOVATION PROJECT****

Discover potential on Stockhill Road, Scunthorpe. This three-bedroom semi-detached house offers investment opportunity or a project for first-time buyers. With renovation needed throughout, the property features a bay-fronted lounge, separate dining room, spacious kitchen, and three bedrooms upstairs. A double extension to the rear adds extra living space. Outside, find a front garden with lawn and walled perimeter, and a good-sized rear lawn. Viewing advised to assess refurbishment needs.

Welcome to Stockhill Road, Scunthorpe, North Lincolnshire. This three-bedroom semi-detached house offers an investment opportunity or a project for first-time buyers. The property requires renovation throughout but holds potential with generous living space and double storey extension to the rear aspect.

Entering the house, you'll find a traditional hallway with under stair storage. The lounge features a bay window, while the dining room overlooks the rear. The kitchen is spacious, providing room for storage units and appliances. Upstairs, there are two double bedrooms, a single bedroom with storage, and an extended bathroom. The property benefits from a double extension to the rear, offering extra living space on both floors. Externally, the front garden has a lawn and walled perimeter, with stairs leading to the entrance. The rear garden is of a good size, mostly lawn.

Situated in a prominent residential area, it offers convenience with local convenience stores and an Aldi supermarket within walking distance. Plus, it's just a short stroll to the centre of Ashby.

To realise the property's potential, viewing is advised to assess the required refurbishments and plan accordingly.

Lounge *4.29m x 3.22m*

The lounge includes a bay-fronted window, a radiator, a brick hearth, and a ceiling light.

Dining Room *3.14m x 2.91m*

The dining room features rear-facing sliding doors leading to the garden, a radiator, and a ceiling light.

Kitchen *5.42m x 2.06m*

The galley-style kitchen includes a separate rear porch with a uPVC door leading to the garden, wooden wall and base storage units, side-facing windows, and a ceiling light.

Bedroom One *3.87m x 3.06m*

The double bedroom boasts a bay-fronted window, a radiator, and a ceiling light.

Bedroom Two *3.56m x 3.06m*

The double bedroom features a rear-facing window, ample storage space, a radiator, and a ceiling light.

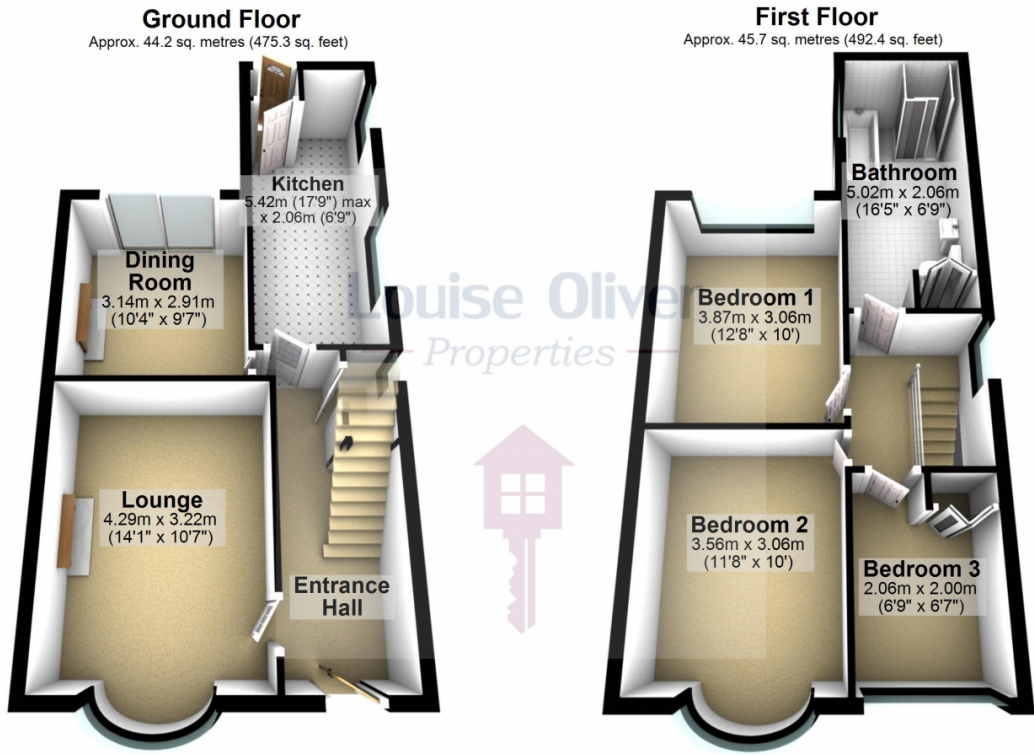
Bedroom Three *2.06m x 2.00m*

The single bedroom offers storage space above the stair bulk, a front-facing window, and a ceiling light.


Bathroom *5.02m x 2.06m*

The extended bathroom area includes a panel bath, a shower enclosure, a pedestal hand basin, a low-level toilet, a gas combi-boiler, storage space, a side-facing obscure window, and a ceiling light.

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Total area: approx. 89.9 sq. metres (967.7 sq. feet)
Stockhill Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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: Ashby, DN16

