



1

Bedroom



1

Bathroom



**\*\*\*FOR SALE BY AUCTION - STARTING BID £45,000.00\*\*\***  
**Being Sold via Secure Sale online bidding. Terms & Conditions apply.**  
**Starting Bid £45,000**  
**Located within walking distance to a good range of local service and facilities, including, public bus route, community centre, local parks and nature reserve, Gallagher retail park, local convenience stores, and within a short drive to motorway network. The property is tucked away to a quiet location, offering off road parking with additional on road parking available. The property is well presented throughout, and ready to move in to.**

## **Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000**

Nestled within walking distance of various local conveniences and amenities, this residence offers both comfort and convenience. Upon entry through the front aspect, you are greeted by a spacious porchway leading to an entrance hall adorned with multiple walk-in storage cupboards and stylish wood laminate flooring throughout. The generously sized lounge, located at the front, features polished wood laminate flooring, a large uPVC double glazed window, and ample space for a three-piece suite along with additional furnishings. The bedroom, positioned at the rear, provides a tranquil retreat with its plush carpeted flooring and a view overlooking the south-facing garden. The kitchen, designed in a practical galley style, boasts wood-fronted wall and base storage, twin worktops, a built-in oven and grill, and plentiful under-counter storage. A single door leads to the inviting south-facing rear garden. Completing this delightful residence is a modern bathroom, featuring a panel bath with a handheld chrome shower hose, a floating ceramic bowl hand basin, a ladder-style towel radiator, a close-coupled toilet, and tiled walls. Externally, the property offers off-road parking and a beautifully manicured south-facing garden.

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Full clarification is available upon request or by notification within the legal pack.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.

Bids can be made via The Auctioneers or the Marketing Agents website.

### **Auctioneers Additional Comments**

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

## **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.

### **Entrance**

Upon entering through the front aspect via a uPVC door, you step into a charming porchway defined by open brick walls. Beyond, a wood composite door leads into the main entrance hall, adorned with sleek wood laminate flooring. Here, you'll find a radiator for comfort, along with three convenient walk-in storage cupboards. Illuminated by a ceiling light, this welcoming space grants access to all rooms within the property.

### **Lounge** *3.85m x 3.98m*

The front aspect lounge features glossy wood laminate flooring, offering a touch of sophistication to the space. Natural light floods in through the front aspect uPVC window, enhancing the ambiance. A radiator ensures comfort, while the ceiling light illuminates the room, creating a cosy and inviting atmosphere.

### **Kitchen** *3.21m x 2.04m*

The modern galley-style kitchen offers both functionality and style. It features sleek wood-fronted wall and base storage units, complemented by wood effect worktops for a contemporary look. A one and a half composite sink and drainer provide convenience for daily tasks. Equipped with a gas combination combi boiler, this kitchen ensures efficient heating. Tiled walls add a touch of elegance and practicality. Built-in appliances include a gas hob and oven, accompanied by a stainless steel extractor unit positioned over the hob for effective ventilation. The kitchen boasts durable wooden laminate flooring and provides ample space for under-counter white goods. Natural light streams in through the rear aspect uPVC window, while a single door offers convenient access to the rear garden. Completing the space is a ceiling light, ensuring well-lit and functional cooking environment.

### **Bedroom** *4.16m x 2.46m*

The double bedroom offers a tranquil retreat with its plush carpeted flooring, providing warmth and comfort underfoot. A radiator ensures a cosy atmosphere, ideal for restful nights. Natural light streams in through the rear aspect uPVC window, brightening the space and creating a welcoming ambiance. Completing the room is a

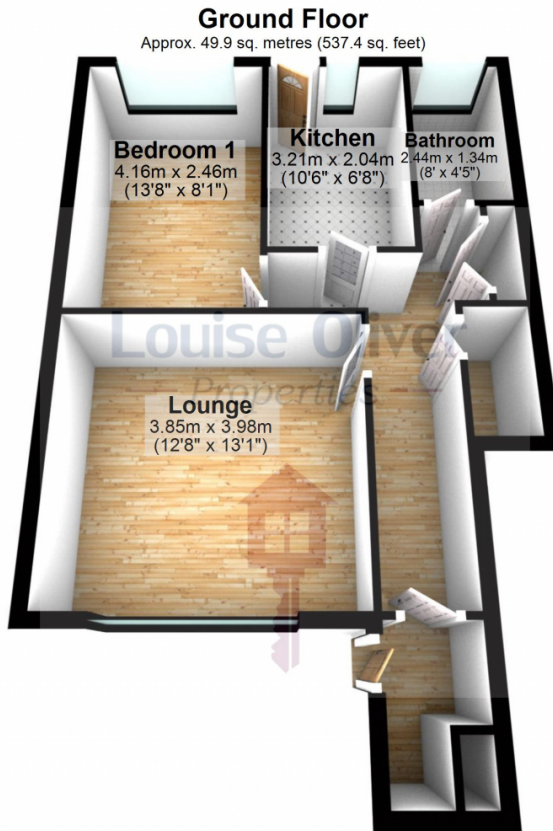
ceiling light, offering illumination and enhancing the overall charm of the bedroom.

### **Bathroom** *2.44m x 1.34m*


The three-piece bathroom suite exudes modern elegance and functionality. It features a close-coupled toilet, providing convenience and space-saving design. A ladder towel radiator adds both warmth and style to the room. The centre-piece of the suite is the sleek wall-hung ceramic bowl hand basin, offering a contemporary touch. Adjacent to it is the panel bath equipped with chrome mixer taps and a handheld shower hose, ensuring versatility for bathing preferences. Tiled walls and flooring not only enhance aesthetics but also facilitate easy maintenance. Natural light filters through the rear aspect obscure glazed window, while an extractor unit helps maintain ventilation and air quality. Completing the ensemble is a ceiling light, providing ample illumination for grooming and relaxation in this inviting bathroom space.

### **Gardens**

The front aspect boasts a convenient paved off-road parking space, providing ease of access for vehicles. A paved footpath leads from the parking area to the rear garden, facilitating seamless movement throughout the property. The rear garden offers a delightful outdoor retreat, featuring a lush lawn area that is meticulously maintained. A block-paved patio provides a charming space for outdoor dining, entertaining, or simply relaxing in the fresh air. Enclosed by a fenced perimeter, the garden offers privacy and security, creating a peaceful oasis for enjoyment and recreation. Whether it's hosting gatherings with friends and family or unwinding in solitude, this outdoor space offers versatility and tranquillity.



Total area: approx. 49.9 sq. metres (537.4 sq. feet)  
**24 The fairways, Scunthorpe**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: The Fairways, DN15

