



 3

Bedrooms

 1

Bathroom





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

\*\*\* INVESTMENT OPPORTUNITY \*\*\*

This three-bedroom mid-terrace home on Mulgrave Street, Scunthorpe, is conveniently located just a short walk from town centre amenities. With no forward chain, it's an ideal choice for first-time buyers and investors. The property includes a spacious lounge, bright dining room with a triple-glazed bay window, and a galley kitchen with a gas combi-boiler. The ground floor features a shower room, and upstairs are three double bedrooms, with plumbing in the third bedroom for potential conversion to a first-floor bathroom. Externally, there are low-maintenance gardens, rear off-road parking potential, and a large outbuilding for extra storage. The home is fully double glazed with gas central heating, making it a comfortable and practical choice.

This well-proportioned three-bedroom mid-terrace home on Mulgrave Street, Scunthorpe, is offered with no forward chain, making it an ideal purchase for first-time buyers and investors. Situated in Scunthorpe town centre, the property is just a two-minute walk from major retail outlets, supermarkets, medical practices, schools, and public transport links.

The property offers generous living space, starting with a central family lounge featuring carpeted flooring, a rear-aspect uPVC window, access to under-stairs storage with a Z-fold door, a capped-off gas fire, a radiator, and a ceiling light. The lounge seamlessly leads into the kitchen and entrance hall. The spacious dining room benefits from a square bay-fronted triple-glazed uPVC window, carpeted flooring, a radiator, internal sliding doors for access, and a ceiling light.

The galley-style kitchen is fitted with wood-fronted wall and base cabinets, a wall-mounted gas combi-boiler, a stainless steel sink with drainer, and space for under-counter white goods. There is also a gas connection for an oven/hob. The kitchen opens into a rear utility space, providing additional storage and access to the courtyard. At the rear of the property, the ground floor shower room features a square shower enclosure with a curtain rail and electric shower unit, a low-level flush toilet, a pedestal hand basin, tiled walls, vinyl flooring, an obscure glazed window, an extractor fan, a radiator, and a ceiling light.

Upstairs, there are three double bedrooms, all well-sized with carpeted flooring, uPVC windows, radiators, and ceiling lights. The third double bedroom, located at the rear, has plumbing installed, providing the opportunity for conversion into a first-floor bathroom as part of renovations.

Externally, the property benefits from low-maintenance gardens, rear off-road parking, and a generous outbuilding for additional storage. With full double glazing (including triple glazing to the front aspect) and gas central heating via a combi-boiler, this home is both energy-efficient and move-in ready. A fantastic opportunity in a highly convenient location—early viewing is highly recommended!

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**Lounge** *4.98m (Max) x 3.64m*

Central family lounge featuring carpeted flooring, a rear-aspect uPVC window, access to under-stairs storage with a Z-fold door, a capped-off gas fire, a radiator, and a ceiling light. The room seamlessly leads into the kitchen and entrance hall.

**Dining Room** *4.03m x 3.76m*

Spacious dining room featuring a square bay-fronted triple-glazed uPVC window, carpeted flooring, a radiator, internal sliding doors for access, and a ceiling light.

**Kitchen** *3.63m x 2.34m*

Galley-style kitchen featuring a rear-aspect uPVC window, wood-fronted wall and base cabinets, a wall-mounted combi boiler, a stainless steel sink with drainer, and space for under-counter white goods. The kitchen includes a gas connection for an oven/hob and flows into an open-plan rear utility space, offering additional storage. An external door provides access to the courtyard. Additional features include a radiator and a ceiling light.

**Shower Room** *2.34m x 1.53m*

Ground floor rear-aspect shower room featuring a square shower enclosure with a curtain rail and electric shower unit, a low-level flush toilet, and a pedestal hand basin. The room is finished with tiled walls, vinyl flooring, an obscure glazed window, an extractor fan, a radiator, and a ceiling light.

**Bedroom One** *4.76m x 3.68m*

Front-aspect double bedroom featuring a uPVC window, carpeted flooring, a radiator, and a ceiling light.

**Bedroom Two** *4.04m x 3.07m*

Rear-aspect double bedroom featuring a uPVC window, carpeted flooring, a radiator, and a ceiling light.

**Bedroom Three** *3.64m x 2.34m*


Rear-aspect double bedroom featuring a uPVC window, carpeted flooring, a radiator, and a ceiling light. In addition, plumbing has been installed in the room to facilitate conversion into a first-floor bathroom if desired.





Total area: approx. 106.4 sq. metres (1144.8 sq. feet)

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>		<b>78</b>
(55-68) <b>D</b>	<b>60</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: Mulgrave Street, DN15

