



 **3**
Bedrooms

 **1**
Bathroom



NO FORWARD CHAIN

Located in a popular residential area of Scunthorpe, this three-bedroom semi-detached home is an excellent investment or first-time buyer opportunity, requiring full renovation. Within walking distance of highly-rated schools, healthcare services, shops, and public transport links, it also offers easy access to Scunthorpe town centre, Central Park, and The Pods Leisure Centre. The property features spacious accommodation throughout, including a bay-fronted lounge, separate dining room, galley-style kitchen with pantry storage, utility space, and a ground floor WC. Upstairs, there are two double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the home benefits from a good-sized east-facing rear garden and off-road parking with gated access.

Three-Bedroom Semi-Detached Home – Ideal for Investors & First-Time Buyers

Maple Tree Way, Scunthorpe

For Sale with No Forward Chain

This three-bedroom semi-detached home presents a fantastic opportunity for investors or first-time buyers looking to undertake a full renovation project. Situated in a sought-after residential location, the property is within walking distance of highly-rated OFSTED primary and secondary schools, as well as pre-schools, healthcare surgeries, and convenience stores. It is conveniently positioned on a public bus route and offers easy access to Scunthorpe town centre, Central Park, and The Pods Leisure Centre.

Offered with no forward chain, the property benefits from spacious accommodation throughout, with a well-proportioned floor plan that provides excellent potential for modernisation.

The ground floor comprises a bay-fronted lounge with a uPVC window, carpeted flooring, a gas fireplace, a radiator, and a ceiling light. To the rear, there is a separate dining room with carpeted flooring, a radiator, and a rear-aspect window. The galley-style kitchen features wood-fronted wall and base units, a stainless steel sink with drainer, plumbing for white goods, a combi boiler, walk-in pantry storage under the stairs, partial wall tiling, and vinyl flooring. The rear lobby provides access to a utility storage area and a ground floor WC, which includes tiled flooring and a side-aspect window.

The first floor offers two generously sized double bedrooms, one with a front aspect and the other with a rear aspect, both featuring uPVC windows, carpeted flooring, radiators, built-in wardrobe storage, and ceiling lights. There is also a front-aspect single bedroom with carpeted flooring, a uPVC window, a radiator, and a ceiling light. The three-piece bathroom suite comprises a panel bath with an over-bath shower, a pedestal hand basin, a close-coupled toilet, built-in storage, carpeted flooring, tiled walls, a radiator, a rear-aspect obscure glazed window, and a ceiling light.

Externally, the property enjoys a good-sized east-facing rear garden, offering plenty of potential for landscaping. To the front, there is off-road parking with gated access.

This is a fantastic opportunity to transform a well-located property into a modern home. Early viewing is recommended to appreciate the potential on offer.

For further details or to arrange a viewing, please get in touch.

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Lounge 4.52m x 3.60m

Front-facing lounge featuring a bay window, carpeted flooring, gas fireplace, radiator, and ceiling light.

Dining Room 3.65m x 3.60m

Rear-facing dining room featuring a bay window, carpeted flooring, gas fireplace, radiator, and ceiling light.

Kitchen 2.77m x 2.06m

Galley-style kitchen featuring wood-fronted wall and base units, a stainless steel sink with drainer, plumbing for white goods, an obscure glazed window, a combi boiler, walk-in under-stair storage, partial wall tiling, and vinyl flooring.

WC

Ground floor WC located at the rear of the property, accessed from the rear lobby, featuring tiled flooring and a side-aspect window.

Bedroom One 3.78m x 3.60m

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

Bedroom Two 3.65m x 3.59m

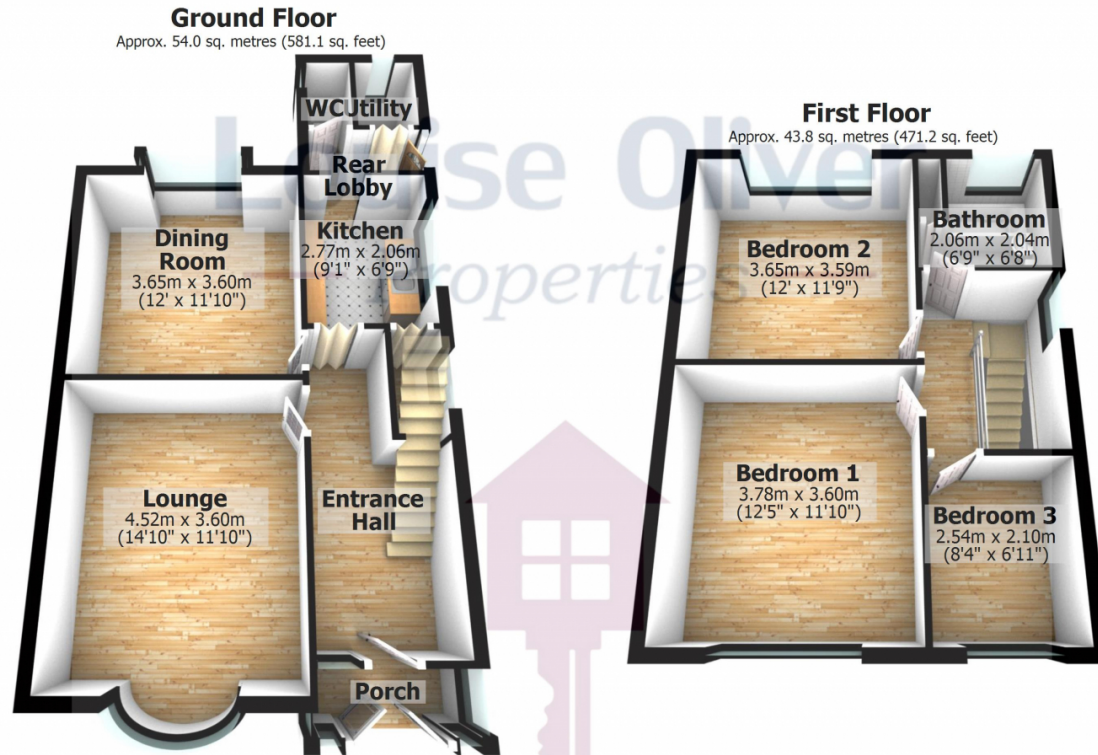
Rear-aspect double bedroom featuring a uPVC window, carpeted flooring, radiator, built-in wardrobe storage, and a ceiling light.

Bedroom Three 2.54m x 2.10m


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

Bathroom 2.06m x 2.04m

Three-piece bathroom suite comprising a panel bath with an over-bath shower, pedestal hand basin, and close-coupled toilet. The room also features built-in storage, carpeted flooring, tiled walls, a radiator, a rear-aspect obscure glazed window, and a ceiling light.



Total area: approx. 97.8 sq. metres (1052.3 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	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Maple Tree Way, DN16

