



Louise Oliver
Properties

£87,500

Peacock Street, DN17



 2
Bedrooms

 1
Bathroom

45 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN |
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*** INVESTMENT OPPORTUNITY ***

This well-maintained first-floor flat offers two double bedrooms, a spacious lounge, kitchen/dining area, and a three-piece bathroom. Set on a large plot with off-road parking, an outbuilding, and potential for a garage, the flat also features recent updates, including a new balcony and fascias. Located within walking distance of Ashby and local amenities, this is an ideal opportunity for first-time buyers or investors.

For Sale: Spacious First Floor Two-Bedroom Flat, Peacock Street, Scunthorpe Offers In The Region Of £87,500.00

Situated in a highly convenient location on Peacock Street, Scunthorpe, this first-floor two-bedroom flat offers a fantastic opportunity for both first-time buyers and investors. Located within walking distance of Ashby, local convenience stores, schools, parks, and with a nearby public bus route, the flat offers easy access to all the amenities you need.

The property is set on a large plot of land that includes low-maintenance grassed areas, an outbuilding, and off-road parking. There's also a concrete base with potential to build a garage, offering great value and future potential.

Internally, the flat is spacious and well-maintained, offering a large lounge, kitchen/dining room, two double bedrooms, and a well-appointed three-piece bathroom suite. Built-in storage is provided throughout, including at the ground floor entrance, providing ample space for all your belongings.

The property has recently undergone maintenance works, including a new external balcony, new fascias and soffits, and partial replacement of uPVC windows, ensuring the home is in great condition. The flat benefits from electric heating, with a down heater in the bathroom, and the consumer unit was replaced in 2022 for added peace of mind.

This is a fantastic opportunity to own a spacious flat with the added benefit of a large plot and off-road parking in a well-connected area of Scunthorpe. Early viewing is highly recommended.

Location:
Walking distance to Ashby, schools, and local parks. Convenient bus route access and close to local convenience stores and amenities.

To Arrange a Viewing or for Further Information:
Please contact Louise Oliver Properties on 01724 853222 or email info@louiseoliverproperties.co.uk

Don't miss out on this great opportunity – book your viewing today!

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Lounge 4.65m x 3.65m

Generous living area featuring carpeted flooring, dual-aspect uPVC windows, a radiator, ceiling light, and a serving hatch overlooking the kitchen.

Kitchen 3.45m x 3.33m

The kitchen/dining room features tiled walls, vinyl flooring, and wood-fronted wall and base storage units, complemented by two additional built-in storage cupboards. It includes a stainless steel one-and-a-half sink with a drainer, space for freestanding white goods, and an open serving hatch overlooking the lounge. A rear-aspect uPVC window provides natural light, while a single door leads to the balcony.

Bathroom 2.61m x 1.77m

The bathroom comprises a panel bath with an electric over-bath shower, a pedestal hand basin, a close-coupled toilet, and PVC wall panelling. It also features an

electric down heater, wood laminate flooring, an obscure glazed window, and a ceiling light.

Bedroom One 4.00m x 3.44m

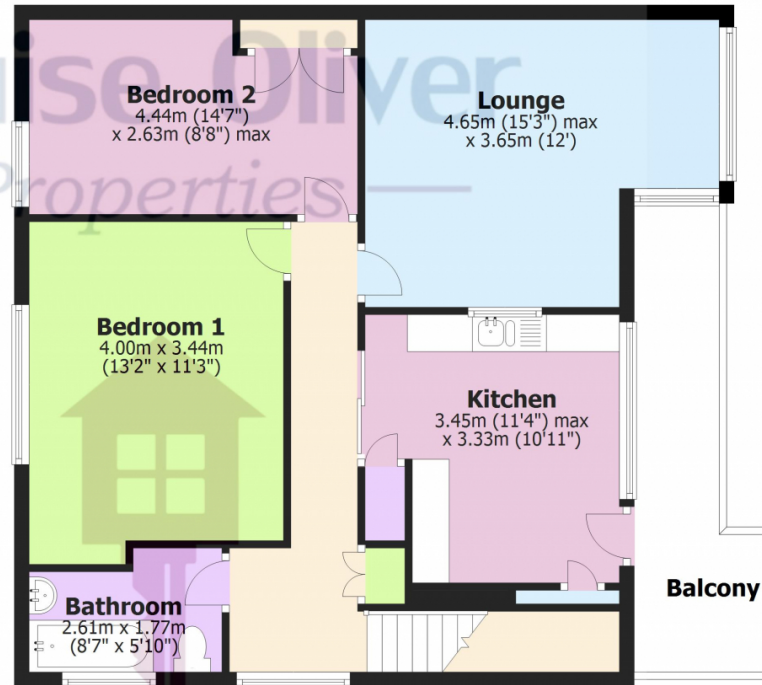
Spacious double bedroom featuring a rear-aspect uPVC window, carpeted flooring, a radiator, and a ceiling light.

Bedroom Two 4.44m x 2.63m

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

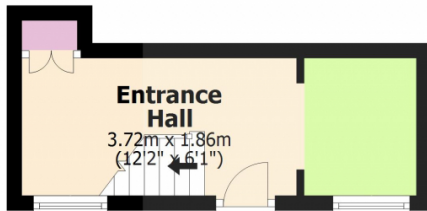
First Floor

Approx. 69.3 sq. metres (745.8 sq. feet)




Ground Floor

Approx. 10.3 sq. metres (111.0 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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