



Louise Oliver  
Properties

Asking Price £165,000

Brandon Road , DN15



3

Bedrooms



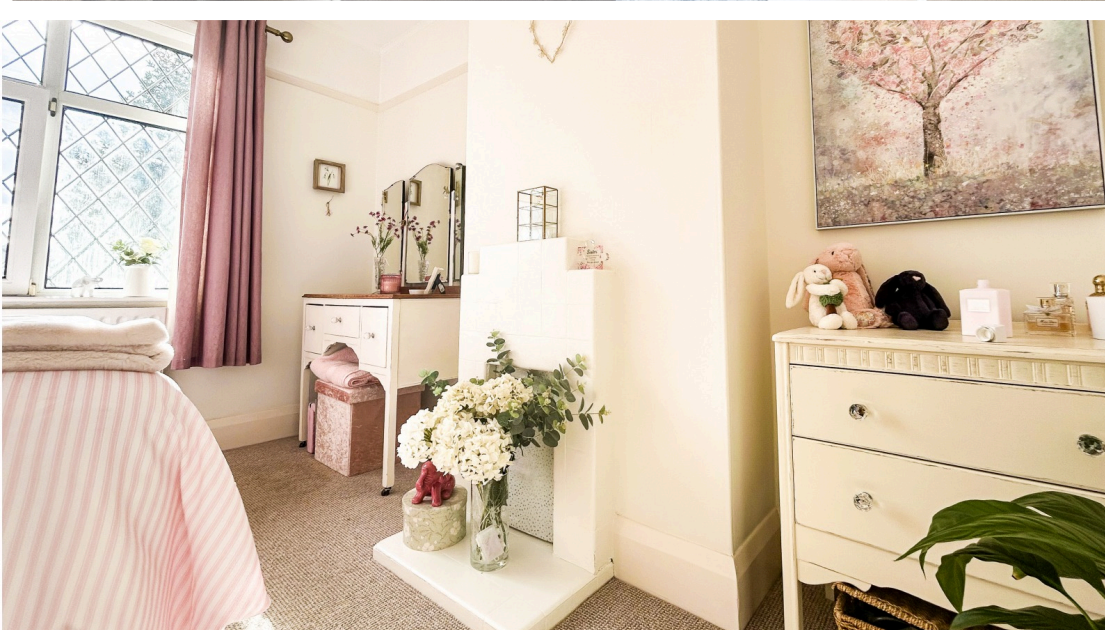
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Bathroom

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\*\*\* DESIRABLE LOCATION: WALKING DISTANCE TO SCUNTHORPE HOSPITAL \*\*\*

Located in a popular area, this traditional three-bedroom semi-detached home is within walking distance of local amenities, including Scunthorpe General Hospital, schools, and parks. The property offers off-road parking, secure gated access to the rear garden with potential for a single garage, and full double glazing.

## Traditional Three-Bedroom Semi-Detached Family Home – Brandon Road, Scunthorpe

This charming three-bedroom semi-detached family home is situated in a highly desirable and convenient location, within walking distance of Scunthorpe General Hospital, St Lawrence Academy, excellent primary schools and nurseries, John Leggott College, Central Park, Scunthorpe town centre, and Gallagher Retail Park. The property is ideal for families, offering easy access to a wide range of local amenities, including nearby convenience stores and takeaway outlets.

The home benefits from full double glazing, a gas combi boiler, and fully owned solar panels. Off-road parking is available to the front, with secure gated access leading to the rear garden. The rear garden also includes a concrete base with a mains feed, offering the potential to erect a single garage if desired.

Internally, the ground floor has been extended to provide generous living accommodation. The family dining room offers ample space for both dining and additional lounge seating, featuring wood laminate flooring, a radiator, and double uPVC doors opening onto a paved sun terrace. This space flows openly into the galley-style kitchen, which includes wood-effect wall and base storage, a gas connection for a cooker, space for freestanding white goods, a stainless steel sink and drainer, a rear aspect uPVC window, a radiator, tile-effect vinyl flooring, and a uPVC door providing side access. The main lounge is a cosy, south-facing room, benefiting from a large traditional leaded bay window that allows natural light to flood the space. It features an electric fire with a mantle, a gas connection available for conversion, carpeted flooring, a radiator, and ceiling lighting.

The first floor offers two spacious double bedrooms. The south-facing master bedroom is carpeted and includes a leaded front aspect uPVC window, an original 1930s tiled fireplace, a radiator, and ceiling lighting. The second double bedroom features carpet flooring, a rear aspect leaded uPVC window, a radiator, and ceiling lighting. The third bedroom is a well-proportioned single, designed with space efficiency in mind, offering a built-in double wardrobe with sliding door access, a leaded front aspect window, carpet flooring, a radiator, and ceiling lighting.

The family bathroom comprises a three-piece suite, including an enlarged corner bath with a raised seat, a mains-fed shower over the bath, a pedestal hand basin, and a close-coupled toilet. Additional features include tiled walls, tile-effect vinyl flooring, a ladder-style towel radiator, a rear aspect obscure glazed uPVC window, and ceiling spot lighting.

The loft space is partially boarded and features an enlarged entrance hatch, ladders, and a power supply, offering additional storage potential.

This spacious and well-located home is an excellent opportunity for families or those looking for a home with potential to further enhance. Early viewing is highly recommended.

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### **Lounge** 3.56m x 3.34m

Inviting south-facing lounge featuring a large traditional leaded bay-fronted window, filling the room with natural light. The space includes carpeted flooring, an electric fire with a mantel and available gas connection, a radiator, and a ceiling light.

### **Dining Room** 5.19m x 3.34m

Spacious extended family dining room offering generous floor space, perfect for both dining and additional lounge seating. Featuring wood laminate flooring, double

uPVC doors leading to the rear sun terrace, a radiator, and ceiling lighting.

**Kitchen** 4.27m x 1.97m

Galley-style kitchen with a convenient side exit via a uPVC single door and a rear aspect uPVC window. Featuring wood-effect wall and base storage, a gas connection for a cooker, space for a range of freestanding white goods, a stainless steel sink and drainer, a radiator, tile-effect vinyl flooring, and ceiling lighting.

**Bedroom One** 3.64m x 3.34m

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

**Bedroom Two** 3.34m x 3.34m

Spacious south-facing double bedroom featuring carpeted flooring, a leaded front aspect uPVC window, an original 1930s tiled fireplace, a radiator, and ceiling lighting.

**Bedroom Three** 2.20m x 1.98m

Spacious single bedroom featuring a built-in double wardrobe with space-saving sliding door access, a front aspect leaded window, carpeted flooring, a radiator, and ceiling lighting.

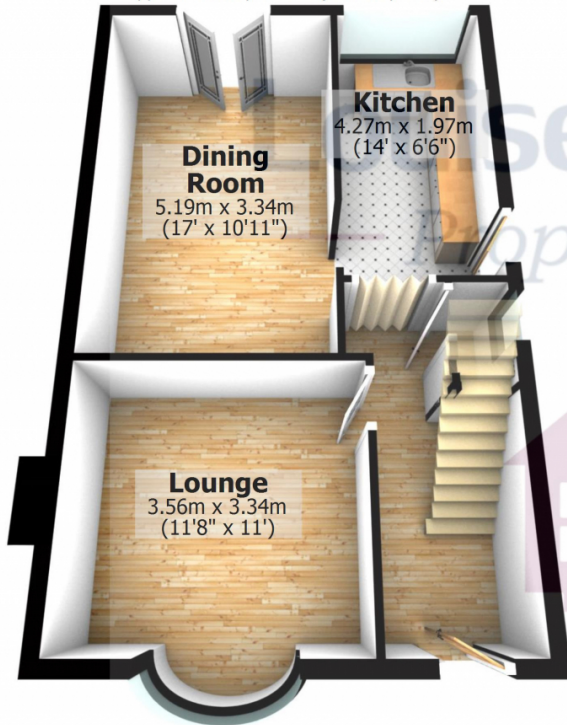
**Bathroom** 1.98m x 1.95m

Three-piece family bathroom featuring an enlarged corner bath with a raised seat, mains-fed shower over the bath, pedestal hand basin, close-coupled toilet, rear aspect obscure glazed uPVC window, tile-effect vinyl flooring, ladder-style towel radiator, tiled walls, and spot lighting to the ceiling.



### Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)




### First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	74	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

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