



*Louise Oliver*  
Properties

£575 pcm

Sheffield Street, DN15 6DJ



1

Bedroom



1

Bathroom

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**TO LET - FIRST FLOOR FLAT**  
**£575 / PCM**

Louise Oliver Properties presents this well-located one-bedroom first-floor flat in the heart of Scunthorpe town centre. The property benefits from new flooring throughout, off-road parking for two vehicles, and easy access to local shops, transport links, and amenities.

The accommodation includes a spacious kitchen with breakfast bar, a front-aspect lounge with a freestanding electric burner, a double bedroom with storage, and a bathroom with a panel bath and built-in cupboard. A staircase leads to a partially boarded loft for additional storage. Ideal for those seeking a well-connected home in a central location.

For viewings call 01724 853 222

## One-Bedroom First Floor Flat – Sheffield Street, Scunthorpe

Presenting to the market a one-bedroom first-floor flat, ideally located in the heart of Scunthorpe town centre. The property benefits from excellent access to public transport links, including local bus routes and the nearby train station. A variety of shops, amenities, doctors' surgeries, and schools are all within walking distance.

The property offers off-road parking to the rear, with ample space for two vehicles. Internally, the accommodation benefits from new flooring throughout, including carpets to the lounge, hallway, and bedroom, with wood-effect vinyl flooring in the bathroom.

The main entrance leads into a spacious kitchen featuring perimeter worktops, a breakfast bar, sink and drainer, electric point, and space for multiple white goods. The kitchen is open to the hallway, leading to a double bedroom with under-stairs storage.

The front-aspect lounge includes a freestanding electric burner set within a brick surround, creating a cosy living space. A second hallway leads to the rear-positioned bathroom, which includes a pedestal hand basin, low flush toilet, panel bath, and a built-in double-door storage cupboard.

This property is ideal for those seeking town-centre living with convenient access to local amenities and transport links.

Council tax band: A

### **KITCHEN** 4.39M X 2.55M

Entrance to the property via uPVC door opening into kitchen comprising of wood fronted base storage, wood effect worktops to the perimeter with space for under counter white good storage, stainless steel sink and drainer, freestanding cooker, electric storage heater, side aspect uPVC window, open access to entrance hall to bedroom and lounge, and rear hallway to bathroom, tiled flooring, and spot lighting to the ceiling.

### **LOUNGE** 3.76M X 4.49M

Front aspect lounge comprising of, freestanding electric log burner style heater to brick mantle, front aspect uPVC window, storage heater, carpet flooring, and light to ceiling.

### **BEDROOM** 3.62M X 3.71M

Double bedroom comprising, rear aspect uPVC window, under stair storage access, carpet flooring, and light to ceiling.

### **BATHROOM** 2.42M X 2.55M

Rear aspect three-piece bathroom suite comprising, marble effect tiled walls, panel bath, low flush toilet, pedestal hand basin, double door built in storage, storage heater, side aspect uPVC window, wood effect vinyl flooring, and light to ceiling

### **EXTERNAL**


Rear aspect comprises of large paved courtyard with brick perimeter, and scope for off road parking.

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Total area: approx. 60.8 sq. metres (654.8 sq. feet)  
**8a Sheffield Street, 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>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	41	
(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 

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