



 **3**
Bedrooms

 **2**
Bathrooms



Three bedroom spacious Terraced property

Opportunity to convert to two self-contained Dwellings

This versatile three-bedroom terraced property on Parkinson Avenue, Scunthorpe, offers scope to convert to two self-contained one-bedroom units, making it a great investment opportunity or potential family home. The property benefits from no forward chain, off-road parking, a detached garage, energy efficient solar-panels, and spacious gardens, with a courtyard area to the rear. The property is conveniently located within walking distance of Scunthorpe town centre, providing easy access to local amenities, schools, and transport links. Perfect for investors, first-time buyers, or those seeking flexible living arrangements in a central location.

FOR SALE – PARKINSON AVENUE, SCUNTHORPE

Asking Price: £75,000.00 | Three Bedroom Terrace | No Forward Chain

An excellent investment or multi-generational living opportunity, this spacious three-bedroom terrace property on Parkinson Avenue, Scunthorpe, is offered with no forward chain for a straightforward purchase.

Currently a single family dwelling, with the opportunity to provide flexible accommodation over two floors as two self contained single dwellings, subject to any necessary consents. With an Energy Performance Rating of C, energy efficient solar-panels, off-road parking, a garage, and good-sized gardens and courtyard, this property is conveniently located within easy walking distance to Scunthorpe town centre, offering a wide range of local amenities and public transport links.

Ground Floor:

On the ground floor, the property offers a spacious lounge with a rear-aspect uPVC window, internal single-glazed window to the kitchen, gas fire, radiator, carpet flooring, and ceiling light. A versatile front room provides further flexibility, suitable as a lounge or double bedroom, and features a bay-fronted uPVC window, carpet flooring, brick hearth, radiator, and both wall and ceiling lighting. The kitchen is fitted with wood-fronted wall and base units, a four-ring gas hob, under-counter oven, extractor unit, twin-tub stainless steel sink with drainer, and tiled flooring. A uPVC door provides access to the rear garden, courtyard, garage, and driveway. The modern ground floor bathroom includes a panelled bath with shower over, low flush WC, pedestal hand basin, built-in wall cabinets, fully tiled walls and flooring, radiator, and an obscure glazed side window.

First Floor:

The first floor is accessed via an external staircase from the rear garden. It comprises a spacious front-facing double bedroom or lounge with carpeted flooring, front-aspect window, radiator, and wall and ceiling lighting. A second double bedroom sits to the rear, featuring a rear-aspect window, radiator, internal obscure glazed window panels, and ceiling lighting. The first floor bathroom includes a space-saving bath with electric shower over, pedestal hand basin, close-coupled WC, extractor unit, wood flooring, and a side obscure glazed window. The kitchen is fitted with wood-fronted wall and base storage, space for white goods and an electric oven, a one and a half stainless steel sink with drainer, extractor unit, carpet flooring, and a rear-aspect uPVC window and door opening to the external stairs.

Outside, the property benefits from a good-sized garden and courtyard, along with off-road parking and a detached garage—ideal for storage or further development potential.

This is a fantastic opportunity for investors, first-time buyers, or those seeking flexible living space with strong potential in a central and convenient location.

Lounge 4.71m x 3.93m

A generously sized lounge located on the ground floor, featuring carpeted flooring, a rear-facing uPVC window, and an internal single-glazed window offering a view into the kitchen. The room also benefits from a gas fire, central heating radiator, and ceiling light.

Lounge / Bedroom 1 3.51m x 2.92m

Front-facing lounge or potential ground floor double bedroom, featuring carpeted flooring, a bay-fronted uPVC window, brick hearth, central heating radiator, and both wall and ceiling lighting.

Kitchen 3.75m x 2.29m

The kitchen features wood-fronted wall and base units, with space for freestanding white goods. A four-ring gas hob, under-counter oven, and extractor unit are integrated, along with a twin tub stainless steel sink and drainer. A uPVC door provides access to the rear garden and courtyard, which also leads to the garage and driveway. Additional features include tiled flooring, a central heating radiator, and ceiling lighting.

Bathroom 2.29m x 1.67m

The ground floor bathroom features a modern suite comprising a panelled bath with shower over, low flush WC, and pedestal hand basin. Additional benefits include built-in wall cabinets, fully tiled walls and flooring, a central heating radiator, an obscure glazed side-aspect window for privacy, and ceiling lighting.

Bedroom 2 / Lounge 2.95m x 3.45m

Spacious first floor double bedroom or optional lounge, featuring carpeted flooring, a front-aspect window, central heating radiator, and both wall and ceiling lighting.

Bedroom 3 3.05m x 3.01m

Double bedroom with a rear-aspect window, central heating radiator, internal obscure glazed window panels, and ceiling lighting.

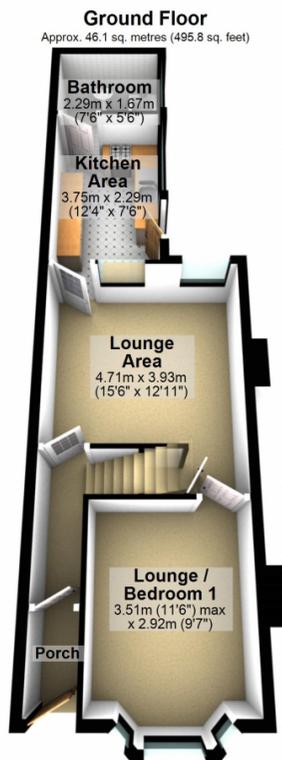
First Floor Bathroom 1.77m x 1.36m

The first floor bathroom comprises a space-saving bathtub with electric shower over, pedestal hand basin, and close-coupled WC. Additional features include an extractor unit, side-aspect obscure glazed window, wood flooring, and ceiling lighting.

First Floor Kitchen 3.54m x 2.26m

The first floor kitchen features wood-fronted wall and base units with space for white goods and an electric oven. Additional highlights include a one and a half stainless steel sink with drainer, extractor unit, central heating radiator, and carpeted flooring. A rear-aspect uPVC window and door provide natural light and open out to external stairs leading down to the rear garden, with access to the garage and driveway.

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Total area: approx. 90.7 sq. metres (976.1 sq. feet)
7 Parkinson Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 7 Parkinson Avenue , DN15

