



 **3**
Bedrooms

 **1**
Bathroom



FIRST TIME BUYERS

This fully refurbished three-bedroom semi-detached home on Westerdale Road, Ashby, Scunthorpe, is ready to move into and ideal for first-time buyers. The property features a bay-fronted lounge, newly fitted kitchen with integrated appliances, sunroom with garden access, modern bathroom, ground-floor WC/utility space, and two double bedrooms plus a single. Additional benefits include new heating and plumbing, neutral décor, built-in security and CCTV, full insulation, and off-road parking. Conveniently located within walking distance of local schools, shops, public transport, and Ashby town centre.

This beautifully refurbished three-bedroom semi-detached home on Westerdale Road, Ashby, Scunthorpe, offers a ready-to-move-into opportunity, ideal for first-time buyers. The property has undergone extensive refurbishment including new heating and plumbing, re-plastering, full redecoration, and the installation of new radiators throughout, creating a fresh and contemporary living environment.

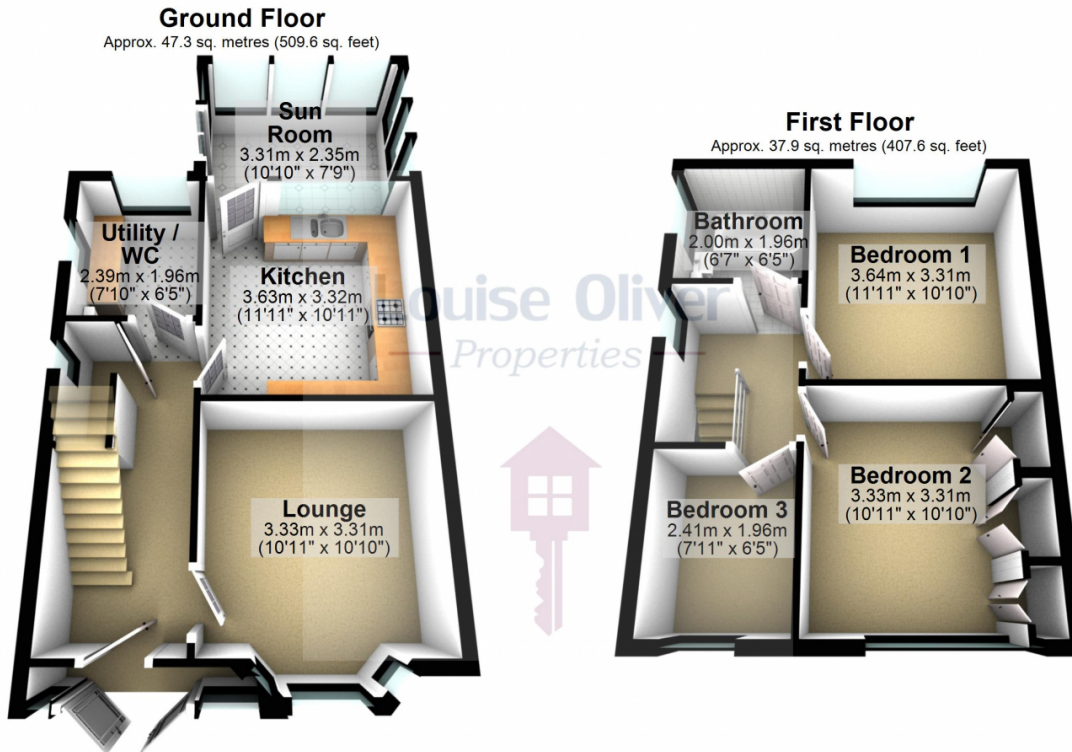
The front-aspect lounge features a bay-fronted uPVC window, carpeted flooring, radiator, and ceiling-mounted light, providing a bright and welcoming space. At the rear, the newly fitted kitchen offers a generous dining area and is finished with white gloss soft-close wall and base units, U-shaped marble-effect worktops, and a one-and-a-half black composite sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, oven with grill, and a four-ring gas hob. A rear-aspect window and a door lead to the sunroom, which features full window surrounds and sliding doors to the garden, offering scope for further renovation.

The combined ground-floor WC and utility space includes a low-level flush toilet, single worktop with base storage, plumbing for white goods, and space for two appliances. Dual-aspect obscure-glazed uPVC windows, a radiator, gas combi boiler, and ceiling lighting complete the functional space.

Upstairs, the property provides two double bedrooms and a third single bedroom. The second double bedroom to the front benefits from built-in six-door wardrobes, while the rear-facing double and single rooms are carpeted and feature radiators and ceiling lights. The modern bathroom suite is fitted with a P-shaped panel bath with mains-fed waterfall shower and additional handheld shower, glazed shower screen, white gloss combination back-to-wall vanity with square-set hand basin and waterfall mixer faucet, low-level flush toilet, anthracite ladder radiator, PVC water-resistant wall panels, and a side-aspect obscure-glazed window.

Externally, the property is complemented by private gardens and offers the benefit of off-road parking. The home is neutrally decorated throughout, fully insulated, and fitted with smoke alarms, a security alarm system, and built-in CCTV, providing peace of mind for occupants. Located just a few hundred yards from local convenience stores and amenities, the property is within walking distance of good primary and secondary schools, public transport links, and the centre of Ashby, giving easy access to all local services. This property represents a fantastic opportunity to acquire a modern, ready-to-move-into home in a desirable location.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Westerdale Road, Scunthorpe, DN16

