



Louise Oliver
Properties

£160,000

Rochdale Road, Scunthorpe, DN16



3

Bedrooms



1

Bathroom

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An ideal three-bedroom semi-detached family home in the sought-after Ashby area, offered with no onward chain. The property features two reception rooms, a new modern galley-style kitchen with ample storage, and a walk-in shower room. Upstairs offers two double bedrooms, one single bedroom, and loft access with power. Outside, there is a large south-facing rear garden, gated rear access, generous off-road parking, and a single garage with power. Situated within walking distance of Ashby centre, local shops, schools, and services, with excellent access to public transport and just a short drive to Scunthorpe town centre.

An ideal three-bedroom semi-detached family home, located in the highly sought-after Ashby area, offered with no onward chain. The property boasts a large south-facing rear garden, with power supply to both the single garage and garden shed, gated rear access, and generous off-road parking for multiple vehicles. The gardens are private and not overlooked, creating a peaceful outdoor space. Inside, the property features two reception rooms and a new modern galley-style kitchen with ample storage throughout, leading directly to the rear garden. Double glazing is installed throughout, and the first floor comprises a walk-in shower room, two generous double bedrooms, one single bedroom, and loft access with power supply. Additional highlights include a welcoming hallway on entry, large south facing rear gardens, and convenient access to the rear single garage. Situated within walking distance to the centre of Ashby, the home enjoys close proximity to shops and local services, including doctors and public transport. It is also within walking distance to good local schools and just a short drive to Scunthorpe town centre.

Lounge

Front-facing lounge featuring carpeted flooring, a gas fireplace with an exposed brick surround, and a large bay window to the front aspect with double glazing. The room is complemented by a ceiling light fitting and wall-mounted up-lights.

Dining Room

Spacious dining room with carpeted flooring, a wall-mounted gas fire and radiator. The room benefits from a rear-facing double-glazed window, ceiling light fitting, and wall-mounted up-lights.

Kitchen

Galley-style kitchen leading to the rear garden, featuring carpeted flooring and a radiator. The kitchen includes an integrated oven and grill, integrated gas hob, wall and base units, a small breakfast bar area, and an under-stairs storage cupboard**. It is fitted with a composite sink, drainer, and tap, with rear and side-facing double-glazed windows providing natural light. Additional features include wall-mounted shelving, two ceiling light points, tiled walls, feature wood panelling, and laminate surround worktops. Access to the garden is via a uPVC door.

Bedroom One

Double bedroom featuring integrated wardrobes, an airing cupboard, carpeted flooring, a rear-facing double-glazed window, pull-cord ceiling light, fitted dresser unit, and radiator.

Bedroom Two

Double bedroom with a front-facing double-glazed window, carpeted flooring, pull-cord wall-mounted up-lights, and a single radiator.

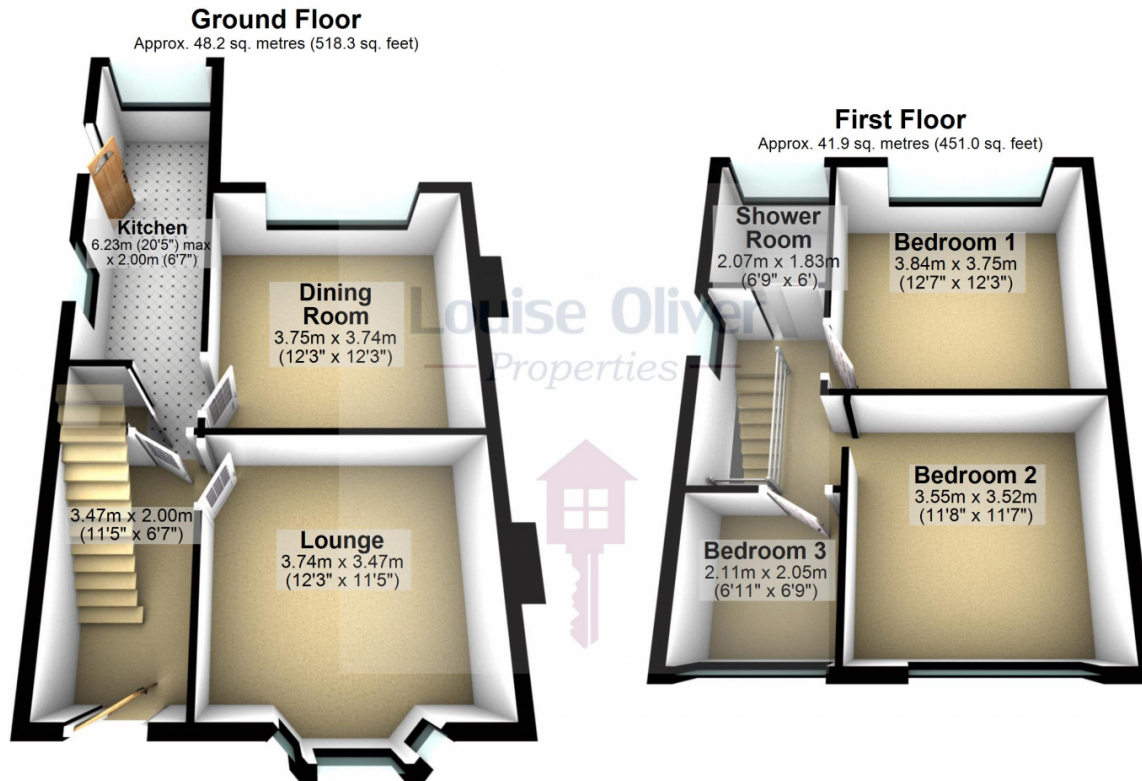
Bedroom Three

Single bedroom featuring carpet flooring, radiator, pull cord ceiling light fitting and front aspect double glazed window.

Wet Room

Walk-in shower room with a sliding door entry, close-coupled low-flush toilet, and wall-mounted hand basin with chrome fittings. The room features an electric shower, anti-slip flooring, radiator, towel rail, and wall-mounted handrail. A rear-facing obscure double-glazed window provides natural light, and the shower area is finished with gloss PVC wall panels. Ceiling lighting is provided via a pull-cord fitting.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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