



 3
Bedrooms

 2
Bathrooms



*****NO FORWARD CHAIN*****

Discover the potential of this promising three-bedroom semi-detached home on Dewsbury Avenue, Scunthorpe. With no forward chain, this property offers a hassle-free transaction, making it an ideal choice for those looking to modernize and personalize their living space. Located near local schools, Dewsbury Avenue is perfect for families seeking convenient access to education. The property's close proximity to retail parks ensures that shopping and entertainment options are always within easy reach. Whether you're a first-time buyer eager to put your stamp on a new home or an investor searching for a project with significant potential, this residence offers a unique opportunity. Seize the chance to transform Dewsbury Avenue into your ideal living space, surrounded by essential amenities and educational facilities.

Louise Oliver Properties presents an excellent opportunity to purchase a charming three-bedroom semi-detached home in the sought-after area of Berkeley, Scunthorpe. This delightful property offers the added advantage of no forward chain, making the buying process smooth and hassle-free.

Located in a family-friendly environment, the home is strategically positioned close to reputable local schools, making it an excellent choice for families. The interior of the property exudes space and comfort, with a thoughtfully designed open-plan layout that seamlessly connects the living and dining areas. This arrangement is perfect for family gatherings or entertaining guests. The kitchen provides an ideal space for culinary endeavours and includes the added benefit of a walk-in pantry store. Throughout the home, light-filled rooms and neutral tones create a bright and airy atmosphere, offering a serene retreat for all occupants.

The property features three well-sized bedrooms, making it a suitable option for families seeking a comfortable and convenient living arrangement. Outside, the residence boasts a well-maintained garden, providing a private outdoor space for relaxation and activities. Additionally, the home includes a fantastic tandem detached garage with a workshop and car-pit, offering ample storage and workspace.

Conveniently located near retail parks, the property ensures easy access to shopping and entertainment. With its modern comforts, strategic location, and the assurance of a straightforward transaction, this home presents a compelling opportunity for both first-time buyers looking to personalize their space and investors seeking a project with great potential. Don't miss the chance to shape this residence into your ideal living space in a desirable location. Act now to discover the possibilities that await in this customizable semi-detached home in Scunthorpe.

ENTRANCE

Passing through a uPVC composite door comprising of carpet flooring throughout, double radiator, stairs to first floor with banister for support, under stair storage with sliding door to access and side aspect uPVC window, alarm sensor for the burglar alarm system, identical obscured windows flank the doorway, and light to ceiling.

LOUNGE *4.07m x 3.76m*

Open concept living area comprising of, uPVC double glazed bay window with fitted blinds, carpeted flooring, double radiator, chandelier style light fitting from ceiling, two light fittings to wall, gas fire with stone hearth, brick surround and wooden mantelpiece.

DINING ROOM *3.05m x 3.76m*

Elegant archway leads you from the lounge into the dining room. This room boasts uPVC rear aspect double glazed window with fitted blinds, carpeted throughout, double radiator, and chandelier style light fitting to ceiling.

SHOWER ROOM *1.87m x 1.81m*

Leading from the hallway through a sliding door comprising of enclosed dome light to ceiling with pull cord, extractor fan unit, tiled surround, uPVC double glazed obscure window with fitted blinds, single radiator, low level toilet with chrome handle flush, enclosed shower cubicle with obscure Perspex shower door, Triton electric shower with shower head and riser and mirrored wall cabinet.

KITCHEN *3.01m x 3.02m*

Wooden internal door with a brass handle takes you into the kitchen via living space, comprises of wood composite external door to rear aspect of the property with obscure glazing, walk-in pantry storage, partial tiling to the walls, ceramic floor tiles, double radiator, wall and base units with wooden doors and laminate worktop, carbon phoenix granite sink and drainer with mixer tap, double glazed window with fitted blind overlooking rear aspect, strip light to ceiling and integrated extractor fan unit.

BEDROOM ONE *3.50m x 3.72m*

Double bedroom comprising of carpeted flooring, uPVC front aspect double glazed window with fitted blind, ceiling pendant light to ceiling, single radiator and integrated wardrobe space with integrated cupboards above with sliding door access.

BEDROOM TWO *3.29m x 3.36m*

Double bedroom boasts carpeting throughout, double glazed window with fitted blind, single radiator, ceiling pendant light and integrated cupboard space with three separate cupboard doors.

BEDROOM THREE *2.17m x 2.29m*

Double bedroom comprising of carpeting throughout, uPVC double glazed rear aspect window with fitted blind, double radiator and single radiator, ceiling pendant light and secondary burglar alarm unit.

BATHROOM *1.88m x 1.77m*

Spacious bathroom comprising of full wall tiling, carpeted flooring, double radiator, single ceiling spotlight with pull cord, low level toilet with handle flush, acrylic bath with grab handled, brass plug and bath shower mixer, sink and pedestal with brass taps and plug and uPVC obscure double-glazed window with fitted blind. The bathroom sports wall mounted soap holder, towel holder, glass shelf and toilet roll holder.

GARAGE *7.55M X 2.79M*

Tandem brick built detached garage and workshop comprising of, up and over door to the front aspect, mains sockets, lighting, workshop area to the rear, and car pit to the central garage floor.

EXTERNAL

The front aspect of the property consists of paving stone walkway, grassed area with brick border, plotting area, fenced front and bushes to the side. A paving stone driveway leads you down to a decorative iron lockable gate and then on to a spacious garage carpeted inside and a up and over door with uPVC window and side door. The rear aspect of the garden consists of decorative stepping stones leading to a grassed area, with plotting areas at the end of the garden, bricked bordered features and fenced surrounding.

Construction materials used : Brick and block

Roof type : Clay tiles

Water sources : Direct mains water

Electricity source : National Grid

Sewerage arrangements : Standard UK domestic

Heating Supply : Central heating (gas)

Broadband internet type : FTTP (fibre to the premises)

Mobile signal/coverage : Good

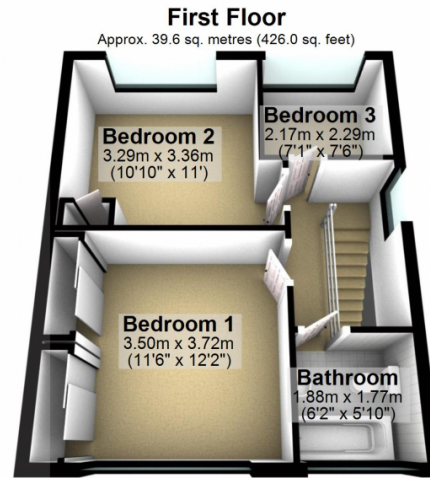
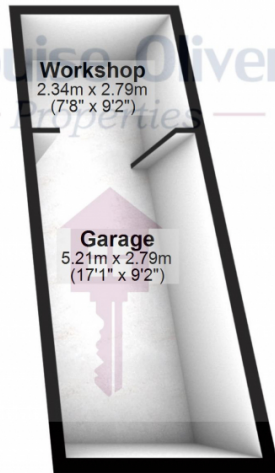
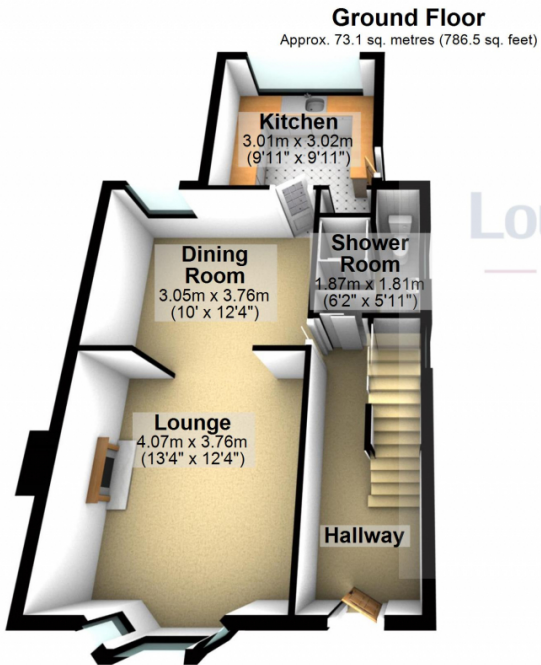
Building Safety : None of the above

Does the property have required access (easements, servitudes, or wayleaves) ? : Yes


Do any public rights of way affect your your property or its grounds? : No

Parking Availability : Yes

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Total area: approx. 112.7 sq. metres (1212.6 sq. feet)
Dewsbury Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Dewsbury Avenue, DN15

