



Louise Oliver
Properties

£145,000

Highfield Avenue, Scunthorpe, DN15 7DZ



3

Bedrooms



1

Bathroom

45 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN |
info@louiseoliverproperties.co.uk

441724853222

**NO FORWARD CHAIN**

Situated on Highfield Avenue, this three-bedroom semi-detached home offers superb potential for refurbishment and investment. Ideally located opposite Scunthorpe General Hospital, the property is perfect for hospital staff or buy-to-let investors. Featuring dual-aspect bay windows, a partially refurbished kitchen, two spacious double bedrooms, and a good-sized rear garden with raised patio, the home also benefits from gas central heating and off-road parking. Within walking distance of schools, local amenities, and the town centre, and offered with no forward chain.

This three-bedroom semi-detached home on Highfield Avenue, Scunthorpe, presents an excellent opportunity for buyers seeking a property with refurbishment potential in a highly convenient location. Situated on the same road as Scunthorpe General Hospital, it would make ideal accommodation for those working at the hospital or as a buy-to-let investment. The property sits along a regular public bus route and is just a few hundred yards from The St Lawrence Academy, with several local primary schools also within walking distance. Scunthorpe town centre is approximately a ten-minute walk away, offering easy access to a wide range of shops, amenities, and services.

The property is vacant and offered with no forward purchase chain. It features the traditional layout of a classic semi-detached home, with generous proportions and dual-aspect bay windows to the lounge and dining areas that fill the space with natural light. The kitchen has been partially refurbished, offering newly fitted wall and base units, wood-effect worktops, and a one-and-a-half bowl sink and drainer. There is also useful under-stairs storage off the main entrance, which could potentially accommodate a ground-floor WC, subject to the necessary works and consents. Upstairs, the first floor provides two spacious double bedrooms and a third single bedroom, together with a large family bathroom comprising a three-piece suite and additional storage space. The home benefits from gas central heating served by a combination boiler.

Externally, the property enjoys off-road parking for multiple vehicles and a good-sized rear garden, featuring a raised patio terrace—ideal for outdoor seating or entertaining. With its generous footprint, superb location, and scope for improvement, this property represents an excellent opportunity for investors or buyers looking to create a comfortable home close to the heart of Scunthorpe.

Lounge *3.64m x 3.31m*

A bright and spacious open-plan lounge and dining area featuring attractive wood flooring, a large UPVC bay window allowing plenty of natural light, a central ceiling light, and a radiator for comfort.

Dining Room *4.47m x 3.64m*

A spacious and versatile dining or second reception room, open plan to the front-aspect lounge, featuring a rear-aspect UPVC bay window, stylish wood flooring, a ceiling light, and a radiator.

Kitchen *4.45m x 1.87m*

A galley-style kitchen fitted with new units, including glass-fronted wall and base storage, complemented by wood-effect worktops. Features include a one-and-a-half bowl stainless steel sink and drainer, a radiator, dual-aspect UPVC windows providing excellent natural light, a single UPVC door giving access to the garden, and a ceiling light.

Bathroom *2.26m x 1.87m*

Three-piece bathroom suite comprising a panelled bath with electric shower over, a close-coupled WC, and a pedestal wash basin. The room also offers built-in storage housing the boiler, a rear-aspect obscure-glazed uPVC window, ceiling-mounted light, and a radiator.

Bedroom One *3.98m x 3.64m*

Double bedroom featuring a rear-aspect uPVC window, radiator, and wood-effect flooring. The room benefits from built-in storage and a ceiling-mounted light.

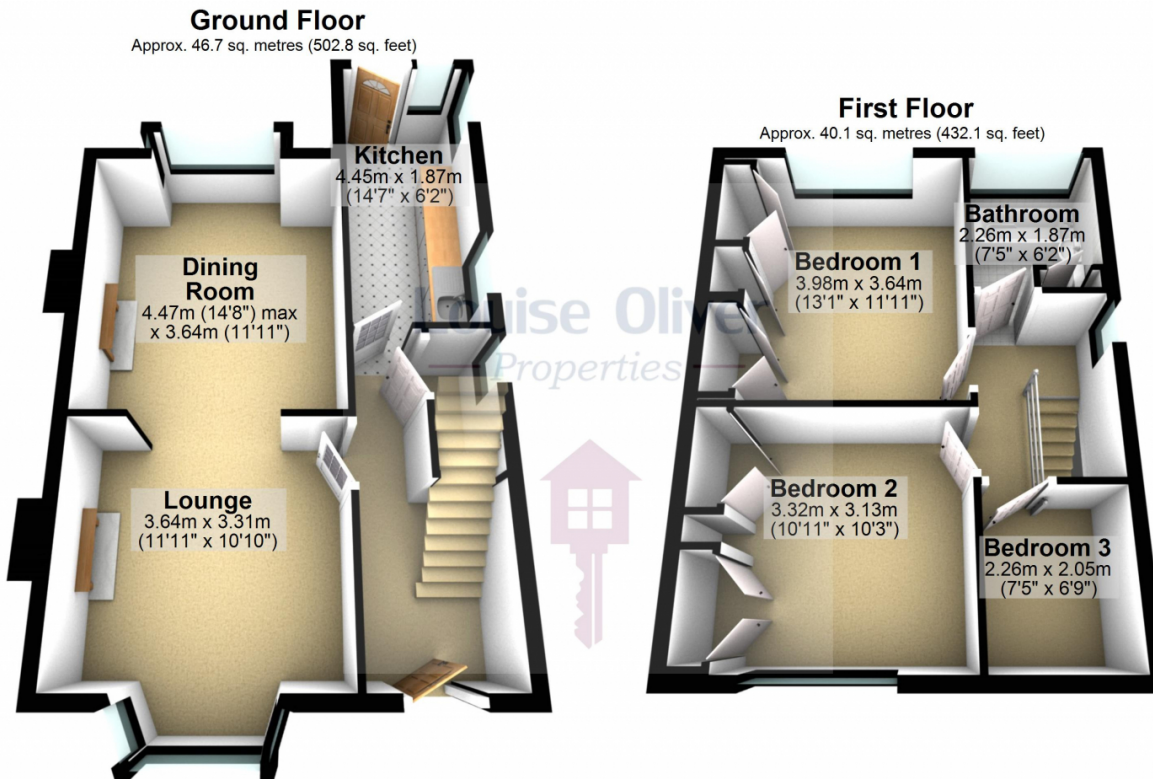
Bedroom Two *3.32m x 3.13m*

Double bedroom featuring a front-aspect uPVC window, radiator, and wood-effect flooring. The room benefits from built-in storage and a ceiling-mounted light.

Bedroom Three *2.26m x 2.05m*

Single bedroom with front-aspect uPVC window, wood-effect flooring, radiator, and ceiling-mounted light.

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract: all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances, and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(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: 10 Highfield Avenue , DN15

