



Pinchbeck Avenue, Scunthorpe,
North Lincolnshire, DN16

Asking Price: £114,500

The region's largest estate agency network

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PERFECT INVESTMENT PROPERTY



SUMMARY

- Ideal for Investors
- Semi Detached Property
- Two Bedrooms
- Large Rear Garden
- Off Road Parking
- EPC Rating D

DESCRIPTION

Available with No Onward Chain. In a popular residential location, this two bedroom semi-detached property is ideal for investors or first time buyers. The accommodation comprises: lounge, kitchen, two bedrooms and bathroom. Outside there is off road parking to the front and a good size, non-overlooked rear garden. We strongly recommend an early viewing on this one.

LOCATION

Within walking distance of Bushfield Road Infants School, Frodingham Road Infants School and Brumby Junior School. 1 Mile to John Leggott College and North Lindsey College. Shops, Doctors, and amenities are all within 1 mile. Close to regular bus routes into Ashby Town Centre and Central Scunthorpe. Easy access to the M180 motorway network, 30 minutes to Grimsby and Humberside Airport and 40 minutes to Doncaster and Robin Hood Airport. Lincoln and Hull are also within a 45-minute drive. In addition, The Pods are within close walking distance along with The Plowright Theatre and Baths Hall both being within 1 mile.

PARTICULARS OF SALE

Entrance Hall:

Door to front, stairs to first floor, door to lounge.

Lounge:

13'3" x 11'5" (4.04m x 3.48m)

Window to front, door to kitchen.

Kitchen:

17'9" x 7'5" (5.4m x 2.26m)

Window to rear, doors to side and rear, door to storage cupboard, range of wall and base units with complementary work surfaces, breakfast bar, stainless steel sink and drainer, integrated electric oven with four ring gas hob, space and plumbing for white goods, combination boiler.

First Floor Landing:

Hatch to loft, doors to bathroom and two bedrooms.

Bedroom One:

14'8" x 8'5" (4.47m x 2.57m)

Window to front, built in storage cupboard.

Bedroom Two:

10'7" x 8'8" (3.23m x 2.64m)

Window to rear, built in storage cupboard.

Bathroom:

8'9" x 7'5" (2.67m x 2.26m)

Window to rear, panel enclosed bath, separate walk in shower, low flush w.c., pedestal wash basin, tiled walls.

Outside:

The property has off road parking to the front edged by lawn with double gates to the side leading to the rear garden. The good size rear garden is laid to lawn with a flagstone patio and all privately enclosed via wood panel fencing.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01724 282977.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01724 282977 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a

property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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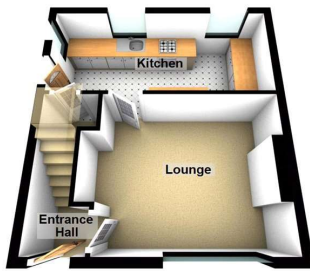
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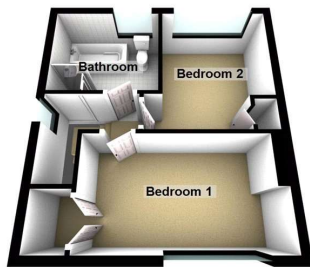
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOOR PLANS

Ground Floor



First Floor



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