Buy. Sell. Rent. Let.



Ivanhoe Road, Scunthorpe







When it comes to property it must be

















Rare opportunity to purchase a first floor flat in a popular area, nicely positioned for local amenities in a cul-de-sac location. Considered ideal for first time buyers or investors.

**Key Features** 

- No chain
- Cul-de-sac location
- Ideal investment
- Gas central heating

- Council Tax Band A
- EPC rating D
- Tenure: Leasehold



With its own personal ground floor entrance, outbuildings and garden area the gas centrally heated accommodation comprises hall, landing, kitchen, bathroom, living room and bedroom.

#### Hall

With double glazed front entrance door and staircase leading off to the accommodation.

# Landing

With double glazed window, access to roof space.

# Living Room

4.14m x 3.63m With double glazed window to the rear, gas fire and radiator.

### Kitchen

2.84 x 2.24m max With wall and base units, stainless steel sink and drainer, cooker hood, plumbing for washing machine, utility cupboard and double glazed window to the front.

#### Bedroom

3.40m x 3.20m max With double glazed window to the front, radiator, airing cupboard.

### Bathroom

Fitted with white suite of bath with mixer taps and shower over, washbasin and WC, frosted double glazed window, part tiled walls, radiator.

#### Outside

Low maintenance rear garden to the rear and range of outbuildings which haven't been inspected.

#### Tenure

The property is leasehold.

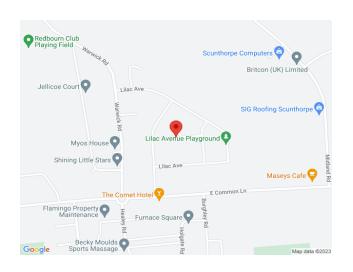
#### Services

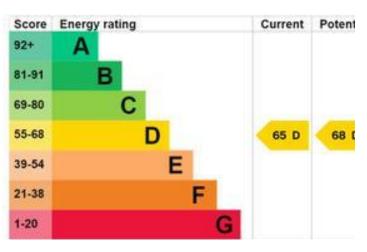
We have not tested any heating systems, fixtures, appliances or services.

## **Local Authority**

This property falls within the geographical area of North Lincolnshire.

#### **Viewinas**





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