



## 23 BAILDON ROAD SCUNTHORPE, DN15 8DE

**£150,000**  
**FREEHOLD**

"DUE TO THE BUYERS BUYER MORTGAGE FALLING THROUGH WE ARE BACK ON THE MARKET AND BEING SOLD WITH NO UPWARD CHAIN" A wonderful bungalow with no upward chain in a popular and convenient location, perfect property for a downsize or retirement and benefiting for a generous cabin in the garden which could be used as a hobbies room.



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## 23 BAILDON ROAD

• COUNCIL TAX BAND

B • FREEHOLD • OFF STREET PARKING  
WITH GARAGE • SEPERATE MAN CAVE  
IN GARDEN • TWO BED SEMI DETACHED  
BUNGALOW • NO UPWARD CHAIN



A great downsize or retirement property in excellent condition and offered for sale with no onward chain. This is a two bedroom bungalow in this desirable location with quick access to local shops, and bus routes, the property briefly comprises of living room, two double bedrooms, conservatory, shower room plus garage with power and a generous cabin situated in the rear garden, a fantastic space for hobbies. Entrance Hall Via uPVC double glazed door to the side, light and coving to ceiling, loft hatch access with pull down ladder, central heating radiator. Lounge (4.22m x 3.66m) Light to ceiling, uPVC double glazed window to front and side aspect, coal effect gas fire set in wood effect surround with marble effect back and hearth and a central heating radiator. Kitchen (3.02m max x 2.84m max) Light to ceiling, uPVC double glazed window to side aspect, fitted with wall/base units, work surfaces, a Belfast sink/drainer, plumbing for a washing machine, a cooker hood, a single glazed window to the side, a single glazed door, the kitchen also houses the central heating boiler. Conservatory Light to call, ceramic tiled flooring, an electrical power point and a central heating radiator. Bedroom One (3.76m x 3.61m) Light to ceiling, uPVC double glazed window and a central heating radiator. Bedroom Two (3.58m x 2.69m) Currently being utilized as a snug with light to ceiling sliding door to the rear garden and central heating radiator. Shower

Room Light to ceiling, uPVC double glazed window, Fully tiled shower room featuring a double shower cubicle, a wash hand basin/vanity unit, a WC, and a central heating radiator. Outside Front Garden The front of the property offers a lawned garden with shrub beds, plus a driveway which provides off-road parking and leads to the garage. Garage The garage has a roller door, a further timber door, plus power and electricity supplied. Rear Garden The rear of the property offers a lawned garden with timber fencing forming the boundary, plus a patio area and a large timber workshop to the rear which would make a great hobbies room or home office.

### Full Description

A great downsize or retirement property in excellent condition and offered for sale with no onward chain. This is a two bedroom bungalow in this desirable location with quick access to local shops, and bus routes, the property briefly comprises of living room, two double bedrooms, conservatory, shower room plus garage with power and a generous cabin situated in the rear garden, a fantastic space for hobbies. Entrance Hall Via uPVC double glazed door to the side, light and coving to ceiling, loft hatch access with pull down ladder, central heating radiator. Lounge (4.22m x 3.66m) Light to ceiling, uPVC double glazed window to front and side aspect, coal effect gas fire set in wood effect surround with marble effect back and

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold








**Floor Plan**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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