



17 ORCHID RISE
SCUNTHORPE, DN15 7AN

£210,000
FREEHOLD

A great chance to buy a three bedroom family home down a quiet cul-de-sac located within walking distance to Scunthorpe Hospital



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- CHAIN FREE • SCUNTHORPE HOSPITAL LOCATION • GENEROUS REAR GARDENS • THREE DOUBLE BEDROOMS • OFF STREET PARKING AND GARAGE • EN SUITE SHOWER ROOM • FAMILY BATHROOM • FREEHOLD



Full Description

A well-presented and easy maintenance this is a great family home which is conveniently located near Scunthorpe General Hospital, the accommodation briefly comprises of entrance hallway leading to a kitchen, rear facing open plan living dining room and a ground floor WC. To the first floor you are met with three good sized bedrooms the master bedroom also benefits from an en-suite and a family bathroom serves the other two bedrooms. Positioned on a generous plot there is a nice lawned garden to the rear as well as off street parking and a garage.

ENTRANCE

Via uPVC door into entrance hallway with access to WC and door into integral garage

LIVING / DINING ROOM

Light to ceiling, double glazed window and French doors to the rear aspect, feature electric fire and an under-stair storage cupboard and stairs to the first floor

KITCHEN

Light to ceiling, window to front aspect, a range of white wall and base units with laminate work tops, electric fan assisted oven and hob, space and plumbing for a washing machine, stainless steel single drainer sink unit with chrome mixer tap and radiator

FIRST FLOOR LANDING

Light and loft hatch access to ceiling, double glazed window to side aspect and access into the bedrooms

BEDROOM ONE

Light to ceiling, double glazed window to front aspect, built in wardrobes and radiator.

EN-SUITE

Light to ceiling, double glazed window, low level WC and vanity housed hand wash basin, fully tiled shower cubical

BEDROOM TWO

Light to ceiling, double glazed window to front aspect,

BEDROOM THREE

Light to ceiling, double glazed window and radiator

FAMILY BATHROOM

Light to ceiling, double glazed window, vanity house and concealed cistern with storage cupboards, panelled bath with mixer tap

EXTERNAL

To the front you will find a driveway and enclosed with fencing that leads to an attached garage with up and over door and the rear is lawned and a bit of a blank canvas to put your own stamp on but generous in its size

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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