



43 MAPLE TREE WAY SCUNTHORPE, DN16 1LR

£160,000
FREEHOLD

This semi-detached property is situated in a sought-after location on Maple Tree Way, with Bushfield School conveniently within walking distance, this property is sold with vacant possession for ease of purchase.


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43 MAPLE TREE WAY

- CHAIN FREE • COUNCIL TAX BAND A
- THREE BEDROOMS • OPEN PLAN KITCHEN DINER

DESCRIPTION

This semi-detached property is situated in a sought-after location on Maple Tree Way, with Bushfield School conveniently within walking distance, this property is sold with vacant possession for ease of purchase. The bedrooms are generously proportioned and served by a family bathroom. The highlight of the home is the open-plan kitchen-diner-family room at the rear, offering ample potential for various uses. Additionally, there is a utility room adjacent to this space. Completing the property is a forward-facing living room, driveway, and garage.

ENTRANCE HALLWAY

Accessed through a UPVC door with light to ceiling, radiator, stairs to the first floor and an under stairs storage cupboard

LIVING ROOM

With light and coving to ceiling, UPVC double glazed bay window to front aspect, radiator, electric feature fire with tiled health and timber surround.

KITCHEN/BREAKFAST/DINING ROOM

Kitchen has light to ceiling, UPVC double glazed window to side aspect, range of maple effect wall and base units with laminate worktops, composite single drainer sink with chrome mixer tap, integrated fan assisted oven and microwave, five gas ring burner hob with extractor fan and breakfast bar that leads into the dining area. This

space has light to ceiling, UPVC French doors to the rear aspect onto the elevated decking, radiator with ample space for a four seater dining table and a sofa.

UTILITY

With light to ceiling, UPVC double half glazed door to the side aspect, space and plumbing for a washing machine, space for fridge freezer, housing for combi boiler with storage cupboards.

FIRST FLOOR LANDING

With light to ceiling and UPVC double glazed window to side aspect

BEDROOM ONE

With light to ceiling, UPVC double glazed window to front aspect, radiator.

BEDROOM TWO

With light and loft hatch access to the ceiling, UPVC double glazed window to the rear aspect, radiator and built in floor to ceiling wardrobes and storage to the alcove.

BEDROOM THREE

With light to ceiling, UPVC double glazed window to front aspect, radiator.

FAMILY BATHROOM

With spotlights to ceiling, UPVC opaque double glazed window to rear aspect, panelled bath with overhead handheld and waterfall shower, vanity housed hand wash basin, concealed WC, towel heater radiator and period feature tiled floor.



EXTERNALLY

To the front of the property there is a block paved driveway giving ample off street parking leading to an attached single garage, with a garden that is laid with pebbles, dwarf brick wall and timber fencing.

To the rear there is elevated decking with a block paved patio area, the garden is laid to lawn with mature borders having shrubs and trees and is fully enclosed with timber fencing and is non over looked to the rear.

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ADDITIONAL INFORMATION

Local Authority –

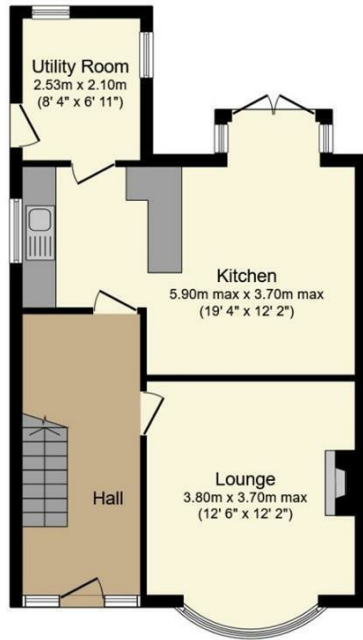
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

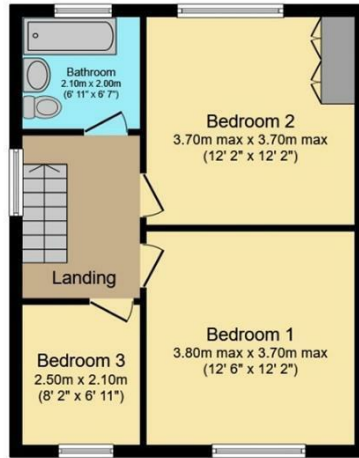
Tenure – Freehold





Ground Floor

Floor area 52.8 sq.m. (568 sq.ft.) approx



First Floor

Floor area 44.8 sq.m. (483 sq.ft.) approx

Total floor area 97.6 sq.m. (1,051 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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