



## 113 WEST STREET SCUNTHORPE, DN15 6HX

**£40,000**  
**FREEHOLD**

A fantastic investment opportunity, this three-bedroom terrace property is perfectly situated in the heart of the town centre. Requiring a full degree of modernisation throughout, it offers a blank canvas for those looking to create a stylish rental property or an ideal first-time buyer's home.



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# 113 WEST STREET

## DESCRIPTION

This Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

A fantastic investment opportunity, this three-bedroom terrace property is perfectly situated in the heart of the town centre. Requiring a full degree of modernisation throughout, it offers a blank canvas for those looking to create a stylish rental property or an ideal first-time buyer's home.

## ENTRANCE / LIVING ROOM

Accessed through a UPVC double glazed door, with a UPVC double glazed window to front aspect, plumbing for a radiator.

## DINING ROOM

With a UPVC double glazed window to rear aspect, radiator and stairs to first floor.

## KITCHEN

With a UPVC double glazed window to side aspect, range of wall and base units with laminate worktops, stainless steel single drainer sink, space and plumbing for a washing machine, space for a fridge/freezer, housing boiler leading into:-

## REAR PORCH

Accessed through a UPVC door from the side aspect leading into:-

## DOWNSTAIRS BATHROOM

With an opaque UPVC double glazed window to rear aspect, WC, pedestal hand wash basin, panelled bath with hand held shower attachment.

## BEDROOM ONE

Forward facing with a UPVC double glazed window to the front aspect, space for a double bed and side draws, built in wardrobes and a radiator.

## BEDROOM TWO

With a UPVC double glazed window to rear aspect, space for a double bed and storage, radiator.

## BEDROOM THREE

With a UPVC double glazed window to rear aspect, space for a double bed and storage, radiator.

## EXTERNALLY

The front of the property has a dwarf brick wall with iron gate, mature shrubs and bushes. The rear garden is fully enclosed, fully paved to the side with rear access.



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### ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band A

**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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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