

## 28 MANBY ROAD SCUNTHORPE, DN17 2JR

£115,000  
FREEHOLD

This is a fantastic opportunity for first-time buyers or investors, priced at just £115,000. The property offers a generous layout, including two spacious double bedrooms, one single bedroom, two well-sized reception rooms, a kitchen with a separate utility room, and a good-sized rear garden.



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# 28 MANBY ROAD



## DESCRIPTION

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This property is being sold chain-free, making the purchase process smoother. Located in a popular area, it is close to local schools and other amenities, making it ideal for families or those looking for a smart investment.

## ENTRANCE HALLWAY

Accessed through a UPVC door with stairs to the first floor leading into:-

## LIVING ROOM

With a UPVC double glazed window to front aspect and UPVC double glazed door to the rear aspect, feature gas fire with oak surround and a radiator.

## DINING ROOM

With a UPVC double glazed window to front aspect, radiator with space for a six seater table and chairs leading into:-

## KITCHEN

With a UPVC double glazed window to rear aspect, base units with laminate worktops, vinyl sink, space and plumbing for a dishwasher, pantry cupboard.

## UTILITY

With a stable style door to the rear, UPVC double glazed window to side aspect, gas connection for cooker, space for other units, storage cupboard.

## FIRST FLOOR LANDING

With a UPVC double glazed window to side aspect, storage cupboards.

## BEDROOM ONE

With a UPVC double glazed window to side aspect, radiator and double wardrobes built into the alcove.

## BEDROOM TWO

With a UPVC double glazed window to front aspect, radiator, over stairs storage cupboard.

## BEDROOM THREE

With a UPVC double glazed window to rear aspect, radiator, built in storage cupboard.

## FAMILY BATHROOM

With an opaque UPVC double glazed window, pedestal hand wash basin, panelled bath, separate WC.

## EXTERNALLY

The front of the property has a dwarf brick wall is laid to lawn with a concrete driveway leading to the detached garage. The rear garden is fully enclosed, fly paved with a timber shed and summerhouse.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Bedrooms: 3  
Plot Area: 0.06 acres  
Council Tax: Band A  
Annual Estimate: £1,422  
Title Number: HS64828

### Local Area

Local Authority: North Lincolnshire  
Conservation Area: No  
Flood Risk:  
• Rivers & Seas: No Risk  
• Surface Water: High

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

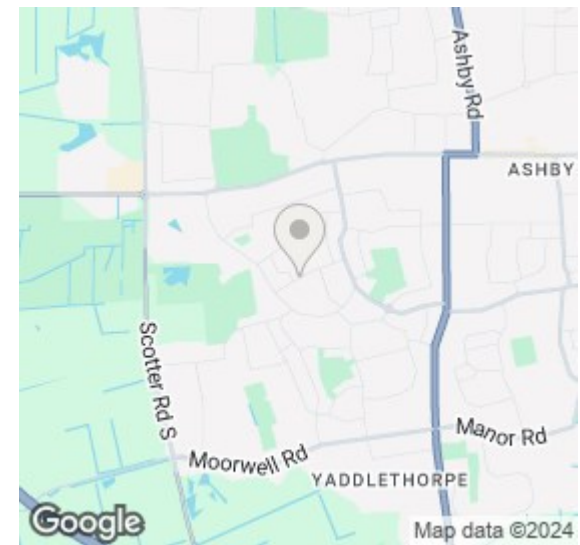
4 mb/s    80 mb/s    1000 mb/s  
  

Mobile Coverage:  
(based on calls indoors)

     
O<sub>2</sub>    EE    3    O<sub>2</sub>

Satellite/Fibre TV Availability:

    
BT    sky    Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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