



73 LANCASTER ROAD SCUNTHORPE, DN16 3JH

£180,000
FREEHOLD

Nestled at the end of a peaceful cul-de-sac in a popular area of Scunthorpe, this spacious three-bedroom semi-detached property offers a fantastic opportunity for families, first-time buyers, or investors.



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DESCRIPTION

The home is ideally located within close proximity to local shops, schools, and other amenities, providing convenience without compromising on tranquility. Inside, the property features a well-proportioned layout with generous living space throughout. Outside, you'll find a good-sized private garden, perfect for relaxing or entertaining, along with ample off-road parking to the front – ideal for multiple vehicles. Whether you're looking to move straight in or put your own stamp on a property, this home offers excellent potential in a sought-after location.

ENTRANCE HALLWAY

As you enter the property through the glazed entrance door you are met with a spacious hallway with doors to the lounge/dining room and kitchen and stairs to the first floor

LOUNGE/DINING ROOM

A very spacious room with both large bay window to the front aspect and French style doors to the rear aspect, dual light fittings

KITCHEN

located to the rear of the property with a range of wall and base units, built in oven with worktop over and space and plumbing for a washing machine. a window faces the rear garden and the side garden a door leads out to the garden and driveway.

FIRST FLOOR HALLWAY

With access to the loft via a pull down loft ladder, window to the side aspect and doors to all principle first floor rooms

BEDROOM ONE

The current vendors currently use the rear bedroom as the master with its large window overlooking the rear garden and fitted wardrobes to one wall

BEDROOM TWO

This equally spacious bedroom has a window overlooking the front aspect and has ample space for a super king sized bed and bedroom furniture.

BEDROOM THREE

located to the front aspect this is the perfect single bedroom

FAMILY BATHROOM

With low flush W.C hand wash basin, curved bath with mains powered shower attachment and side shower screen, obscured glazed window overlooking the rear garden. mermaid style boarding to the splashbacks finishes the room

EXTERNALLY

As you approach the property from the front you are met with a spacious front garden which is mainly laid to lawn and a parking area, the boundaries are walled creating curb appeal.

The rear garden is mainly laid to lawn with a raised paved area for seating a gate takes you back out to the driveway and fencing frames the rear boundaries

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 996.00 sq ft

Tenure – Freehold





Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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