



## 18 WEST VIEW

SCUNTHORPE, DN17 2SP

**£160,000**  
**FREEHOLD**

3-Bedroom Semi-Detached Home – West View, Bottesford. Ideal for First-Time Buyers or Families



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01724 642002



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### DESCRIPTION

Located at the quiet end of a peaceful cul-de-sac, this charming three-bedroom semi-detached property offers a fantastic opportunity to make your mark and create the perfect family home in the heart of Bottesford.

Inside, the home features well-proportioned living spaces, beginning with a forward-facing lounge that seamlessly flows into the open-plan dining room, complete with patio doors opening onto the rear garden – perfect for entertaining or enjoying summer evenings.

The kitchen is well-appointed and functional, with scope for updating to suit your taste and lifestyle.

Upstairs offers two generous double bedrooms, a further single bedroom, and a family bathroom to serve the floor.

Key Features:

Quiet cul-de-sac location

Off-street parking for multiple vehicles

Spacious living and dining areas

Two double bedrooms + one single

Sunny rear garden with patio – a lovely suntrap in warmer months

Walking distance to local amenities and schools

Scope to update and personalise throughout

This is a brilliant opportunity to purchase a home in a desirable location with great potential to add value and tailor to your needs.

### ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor and a radiator leading into:-

### LIVING ROOM

With a uPVC double glazed window to front aspect and a radiator leading into:-

### DINING ROOM

With uPVC French doors to rear aspect and a radiator.

### KITCHEN

With a uPVC double glazed window to rear aspect, uPVC door to side aspect, range of wall and base units with laminate worktops, stainless steel sink, electric fan assisted oven with gas hob and extractor fan, space for a washing machine and a fridge/freezer.

### FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect, loft hatch access and a storage cupboard.

### BEDROOM ONE

With a uPVC double glazed window and a radiator.

### BEDROOM TWO

With a uPVC double glazed window and a radiator.

### BEDROOM THREE

With a uPVC double glazed window and a radiator.

### FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath with overhead shower, WC, vanity housed hand wash basin.

### EXTERNALLY

The front of the property has a dwarf brick wall with a driveway providing off street parking for several vehicles. The rear garden is fully enclosed with timber fencing, laid to lawn with a raised decking area and a timber outhouse with power.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

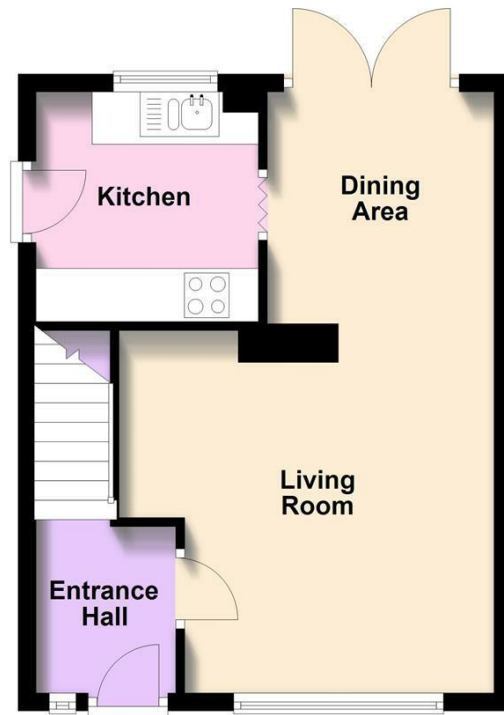
**Floor Area – 917.00 sq ft**

**Tenure – Freehold**



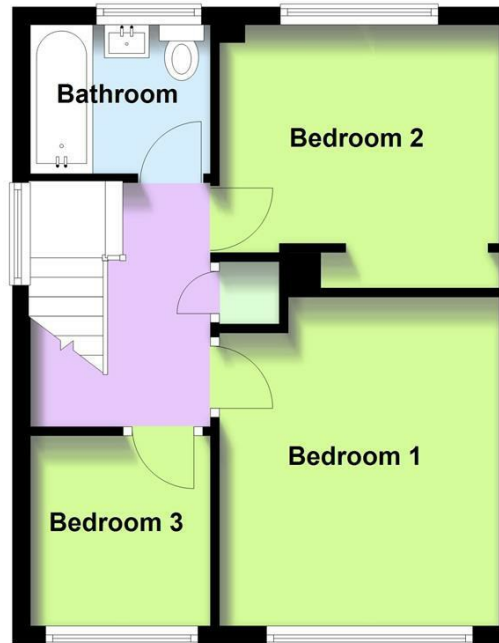
## Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)

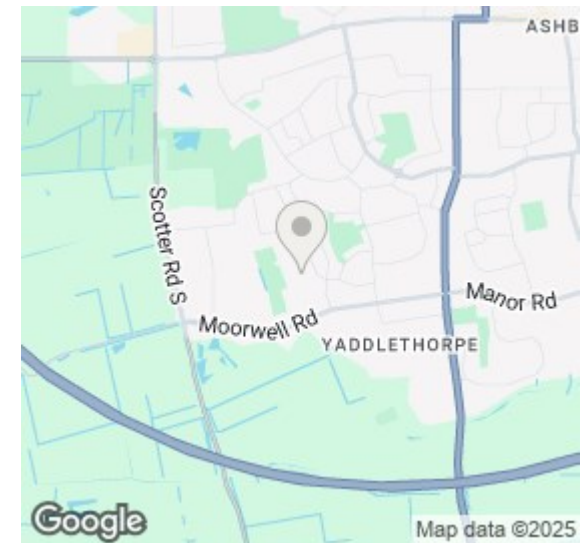


## First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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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