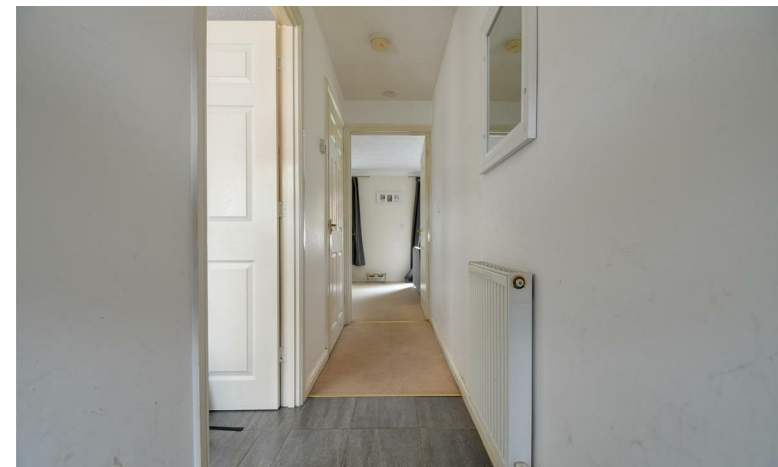




66 BEDFORD WAY

SCUNTHORPE, DN15 8GF

£165,000
FREEHOLD

Fantastic Opportunity for First-Time Buyers or Young Families

This well-presented three-bedroom home on Bedford Way is located in a popular residential area, just minutes from local schools — making it ideal for young families.



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66 BEDFORD WAY



DESCRIPTION

Offered with vacant possession for a smooth and hassle-free purchase, the property comprises:

A spacious entrance hallway

A large kitchen with plenty of storage and workspace

A ground floor WC

A generous living/dining room with French doors opening onto the rear garden

Upstairs, the property offers:

Two double bedrooms

A well-proportioned single bedroom, currently used as a dressing room

A modern en-suite to the primary bedroom

A family bathroom

This is a fantastic chance to secure a modern, comfortable home in a sought-after location. Early viewing is highly recommended.

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door and a radiator.

KITCHEN

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

DOWNSTAIRS WC

LIVING / DINING ROOM

With uPVC French doors to rear aspect, radiator and feature fire place.

FIRST FLOOR LANDING

With a storage cupboard and loft hatch access.

MASTER BEDROOM

With a uPVC double glazed window to front aspect and a radiator.

MASTER EN-SUITE

With an opaque uPVC double glazed window, WC, pedestal hand wash basin and a cubicle shower, radiator.

BEDROOM TWO

With uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath with overhead shower, hand wash basin, WC and a radiator.

EXTERNALLY

The front of the property has a block paved driveway for two vehicles. The rear garden is fully enclosed with timber fencing and is laid to lawn.

66 BEDFORD WAY





66 BEDFORD WAY

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

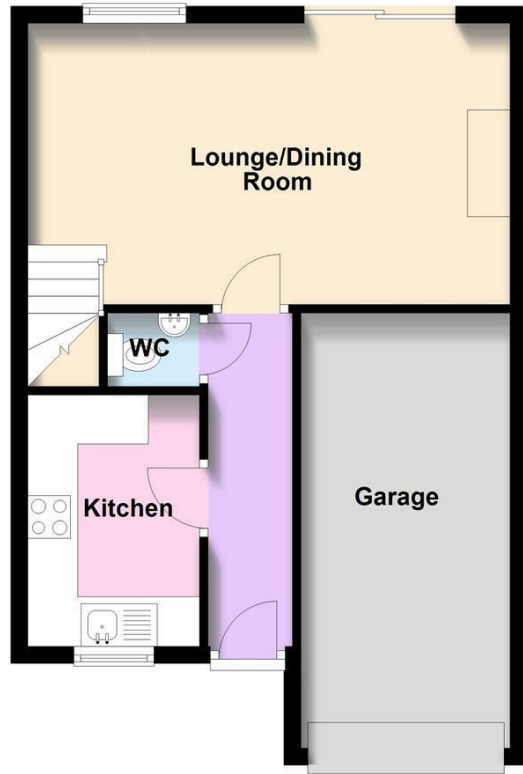
Floor Area – sq ft

Tenure – Freehold



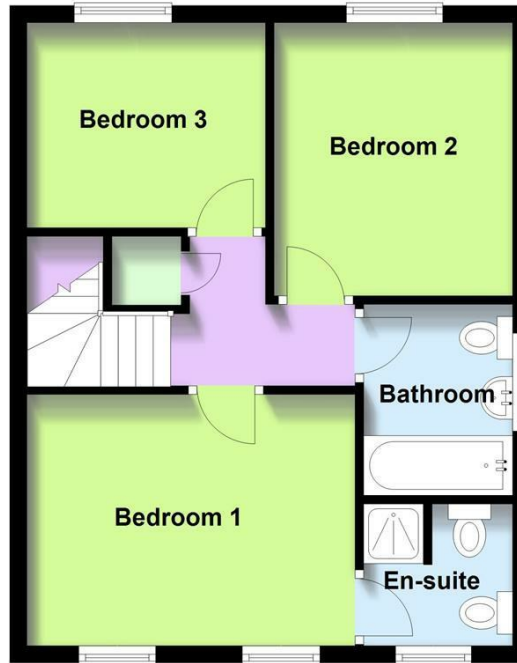
Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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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