



70 FULBECK ROAD
SCUNTHORPE, DN16 2LJ

£165,000
FREEHOLD

Step onto the property ladder with this charming traditional three-bedroom semi-detached home on Fulbrook Road, Scunthorpe. Beautifully decorated throughout, this home offers a warm and inviting atmosphere with plenty of space for growing families or first-time buyers alike.



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Description

A Fantastic Opportunity for First-Time Buyers!

The accommodation includes a lovely forward-facing living room featuring a stylish fireplace, a separate dining room, and a well-proportioned kitchen with ample storage. There's also useful under-stairs storage on the ground floor.

Upstairs, you'll find three generous bedrooms, all served by a modern family bathroom.

Outside, the property boasts a large driveway with off-road parking, a detached garage, and an easy-to-maintain rear garden, perfect for relaxing or entertaining.

A great opportunity not to be missed — this home is ready to move straight into!

Entrance Hall

Accessed through uPVC door with stairs to the first floor, window to the side elevation, leading into:-

Living Room

A bright and welcoming reception room with focal points being the large curved bay window to the front and feature fireplace with inset gas fire, tiled hearth and timber surround, coving and dado rail.

Dining Room

With gorgeous views to the garden via window to the rear, this bright second reception room offers ample space for a six seater table and chairs.

Kitchen

With fluorescent strip lights x2 to the ceiling, 2x windows and half glazed door to the side. With a great range of cream tongue and groove wall and base fitted units and contrasting laminate worksurfaces, inset vinyl sink unit with mixer tap over and appliances to include electric fan assisted oven and grill, integrated

fridge and freezer, five ring gas fired hob with extractor hood above. A further cupboard leads to a useful utility/boiler cupboard housing the 'Ideal' gas fired combi boiler, frosted side window and plumbing for washing machine.

First Floor Landing

With window to the side elevation and leading to all principal first floor rooms

Bedroom One

This spacious double bedroom offers an extensive range of fitted wardrobes with mirrored insets, complimenting bedhead panelling and bedside units with a window to the front.

Bedroom Two

The second well proportioned double bedrooms has a good selection of fitted wardrobes/storage and a window to the rear.

Bedroom Three

The third bedroom enjoys a window to the front.

Family Bathroom

Recently renovated the family bathroom services the three bedrooms with ease and features: - vanity wash hand basin, WC, panelled bath with direct feed shower over and side splashscreen and aqua-panelling to all walls and a useful built in storage cupboard.

Externally

The front of the property is laid to gravel for additional parking with a path leading to the front door and a long side driveway provides further parking and leads to the detached garage with power, lighting and up and over door.

The rear garden is fully enclosed with timber fencing, laid to lawn with an additional seating/ patio area to the rear of the garage.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

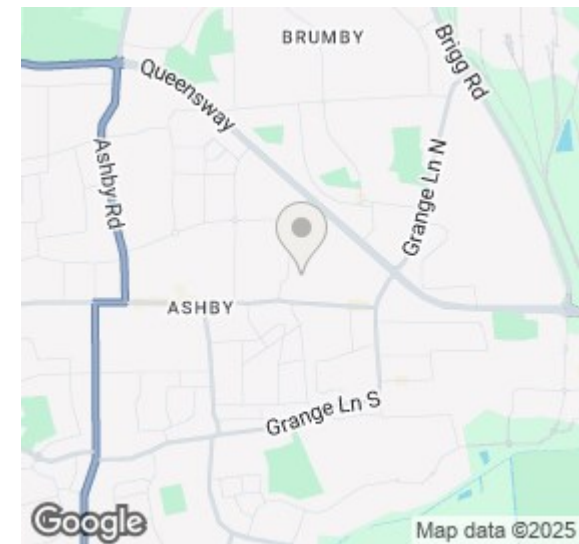
Viewings – By Appointment Only

Floor Area – 1119.00 sq ft

Tenure – Freehold



FLOOR PLAN
IMAGE
COMING
SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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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