



**47 PEVERIL AVENUE,
SCUNTHORPE, DN17 1BG**

**£205,000
FREEHOLD**

A beautifully presented three bedroom semi-detached home located in the popular Old Brumby area of Scunthorpe. Offering a spacious lounge with bay window, stunning open plan kitchen diner, conservatory, ground floor WC, driveway parking, detached garage and an enclosed rear garden, this property is ideal for family living and early viewing is highly recommended.

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47 PEVERIL AVENUE,

DESCRIPTION

Three Bedroom Semi-Detached Family Home – Peveril Avenue, Old Brumby, Scunthorpe

Situated within the popular Old Brumby area of Scunthorpe, this beautifully presented three bedroom semi-detached home offers spacious and modern accommodation, ideal for families and first-time buyers alike.

The property is entered via a welcoming entrance hallway, which provides stairs rising to the first floor, a handy understairs WC, and doors leading to the main living accommodation. To the front of the property is a bright and spacious lounge, featuring a bay window which allows plenty of natural light to flood the room, creating a warm and inviting space.

To the rear of the property is the impressive open plan kitchen diner, offering ample room for both dining and seating. This fantastic space features attractive alcove shelving and patio doors opening into the conservatory, making it perfect for both everyday family life and entertaining. The modern kitchen is fitted with grey shaker style wall and base units with complimentary worktops, tiled upstands and splashbacks. Integrated appliances include an oven, hob and extractor fan, undercounter fridge and freezer, dishwasher and washing machine. A breakfast bar provides additional seating and storage, and a rear exit door leads directly out to the garden.

The conservatory is a lovely additional reception space, benefiting from a second set of patio doors which also open out to the rear garden, further enhancing the flow between indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms. Bedroom one is a generous double located

to the front of the property, featuring a bay window and an attractive original decorative fireplace. Bedroom two is a further good sized double to the rear and benefits from fitted sliding door wardrobes. Bedroom three is also front facing and is a comfortable single bedroom, ideal for a child's room, home office or nursery.

The family bathroom is stylishly presented and fitted with a bath with shower over, half tiled walls, pedestal wash hand basin, WC and a column style radiator.

Externally, the property offers ample off-road parking to the front on a driveway which leads to a detached single garage, along with a lawned garden and dwarf boundary wall. To the rear is an enclosed garden featuring a paved patio seating area, lawned garden with planted borders and a timber garden shed located to the rear of the garage.

This attractive home combines character features with modern living and is ideally located close to local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to the first floor, a useful understairs WC and doors leading to the lounge and kitchen diner.

W.C.

Fitted with a low level WC and wash hand basin, providing added practicality for family living.

LOUNGE

A bright front facing lounge featuring a bay window which allows plenty of natural light to flood the room, creating a comfortable and inviting living space.



OPEN PLAN KITCHEN AREA

The kitchen is fitted with modern grey shaker style wall and base units with complimentary worktops, tiled upstands and splashbacks. Integrated appliances include an oven, hob and extractor fan, undercounter fridge and freezer, dishwasher and washing machine.

DINING AREA

A stunning open plan kitchen diner offering ample space for a dining table and seating area. A breakfast bar provides additional seating and storage, while alcove shelving adds character. Patio doors lead through to the conservatory and a rear door provides direct access to the garden.

CONSERVATORY

An additional reception space overlooking the rear garden and benefiting from a second set of patio doors opening out to the garden, ideal for relaxing or entertaining.

BEDROOM ONE

A generous double bedroom located to the front of the property, featuring a bay window and an attractive original decorative fireplace

BEDROOM TWO

A further good sized double bedroom positioned to the rear, benefiting from fitted sliding door wardrobes.

BEDROOM THREE

A front facing single bedroom, ideal for use as a child's room, nursery or home office.

FAMILY BATHROOM

Stylishly fitted with a bath with shower over, half tiled walls, pedestal wash hand basin, WC and a column style radiator.

OUTSIDE

Front

Driveway providing ample off-road parking and leading to a detached single garage, along with a lawned garden and dwarf boundary wall.

Rear

An enclosed rear garden featuring a paved patio seating area, lawned garden with planted borders and a timber garden shed positioned to the rear of the garage.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1054.00 sq ft

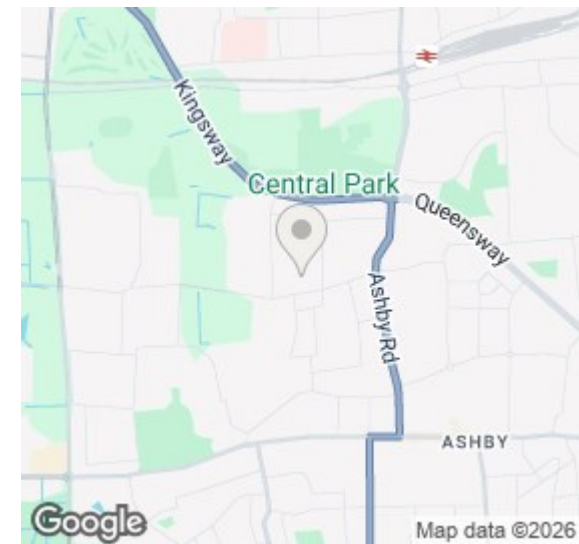
Tenure – Freehold





Peveril Avenue

Approximate Gross Internal Floor Area : 102.50 sq m / 1103.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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		
	62	81
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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