



8 MORECAMBE AVENUE

SCUNTHORPE, DN16 3JG

£170,000
FREEHOLD

Welcome to Morecambe Avenue – A Fantastic First-Time Buyer Opportunity!

Nestled in a highly sought-after location, this well-presented three-bedroom semi-detached home is perfect for families and first-time buyers alike. Positioned within the catchment area of highly regarded local schools including Oakfield Primary, and Frederick Gough Senior School, this property offers a superb lifestyle opportunity in a thriving community.



WWW.BILTONS.CO.UK
01724 642002

8 MORECAMBE AVENUE



DESCRIPTION

Welcome to Morecambe Avenue – A Fantastic First-Time Buyer Opportunity!

Nestled in a highly sought-after location, this well-presented three-bedroom semi-detached home is perfect for families and first-time buyers alike. Positioned within the catchment area of highly regarded local schools including Oakfield Primary, and Frederick Gough Senior School, this property offers a superb lifestyle opportunity in a thriving community.

The accommodation has been lovingly maintained to a good standard throughout and briefly comprises a welcoming entrance hallway, a spacious living room, and a separate dining room that leads into a conservatory. The kitchen is well laid out, with ample storage and worktop space.

Upstairs, you'll find two generous double bedrooms and a comfortable single bedroom, all served by a modern family bathroom.

Outside, the property boasts a large rear garden mainly laid to lawn, featuring a dedicated children's play area—perfect for young families. To the front, there is off-street parking for two vehicles via a private driveway, as well as a garage with an up-and-over door for additional storage or parking.

Located in a quiet, convenient area with excellent local amenities, this home combines comfort, practicality, and potential. An ideal purchase for those looking to step onto the property ladder or for growing families.

Early viewing is highly recommended – contact us today to arrange your appointment!

ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor and a radiator.

LIVING ROOM

With a uPVC double glazed bay window to front aspect, radiator and a feature media wall with space for a TV and fire.

DINING ROOM

With uPVC double glazed sliding doors into the conservatory, radiator and space for a six seater table and chairs.

CONSERVATORY

With uPVC double glazed windows and uPVC double glazed doors to rear aspect.

KITCHEN

With uPVC double glazed windows to side and rear aspect, uPVC double glazed door to side aspect, range of wall and base units with laminate worktops, sink, electric fan assisted oven, gas hob and extractor fan, space for under counter fridge and freezer, space for a washing machine, radiator and under stairs storage.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect.

BEDROOM ONE

With a uPVC double glazed bay window to front aspect, radiator and built in wardrobes with sliding doors.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes with sliding doors.

BEDROOM THREE

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

FAMILY BATHROOM

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

EXTERNALLY

The front of the property is laid to lawn with mature shrubs and a concrete driveway which provides off street parking and leads to the detached garage with an up and over door. The rear garden is fully enclosed, laid to lawn, Indian sandstone patio and path lead to the raised play area.

8 MORECAMBE AVENUE





8 MORECAMBE AVENUE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1130.00 sq ft

Tenure – Freehold





Total area: approx. 96.5 sq. metres (1039.0 sq. feet)



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		
	72	83
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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



WWW.BILTONS.CO.UK

01724 642002