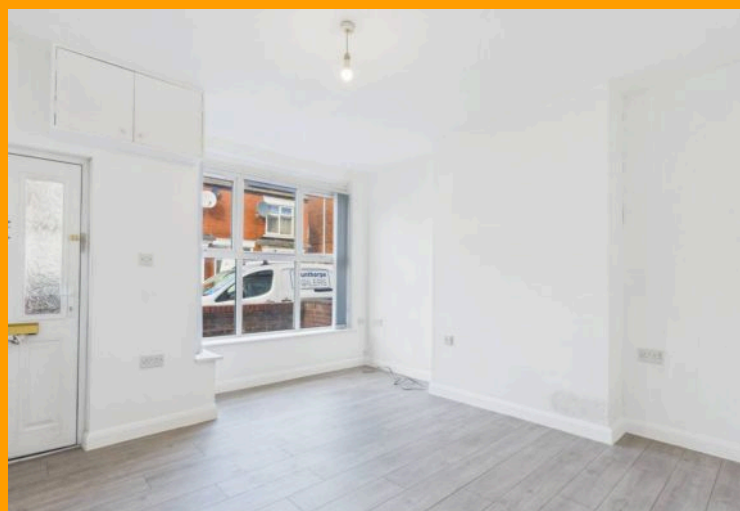
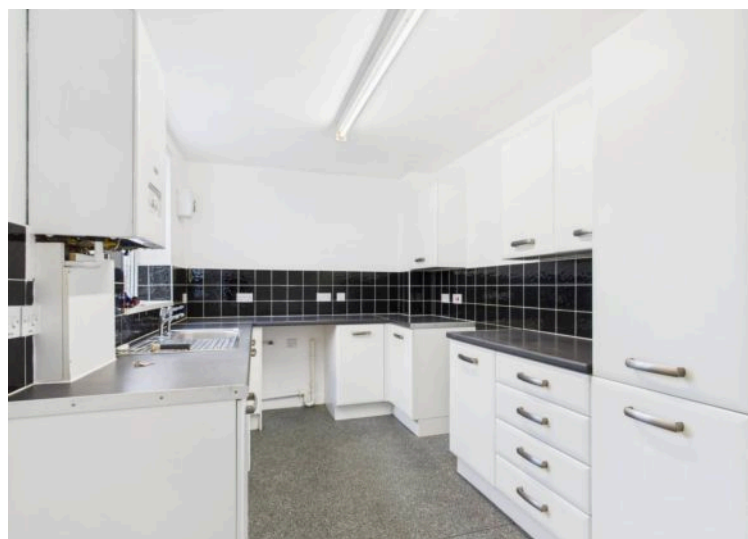
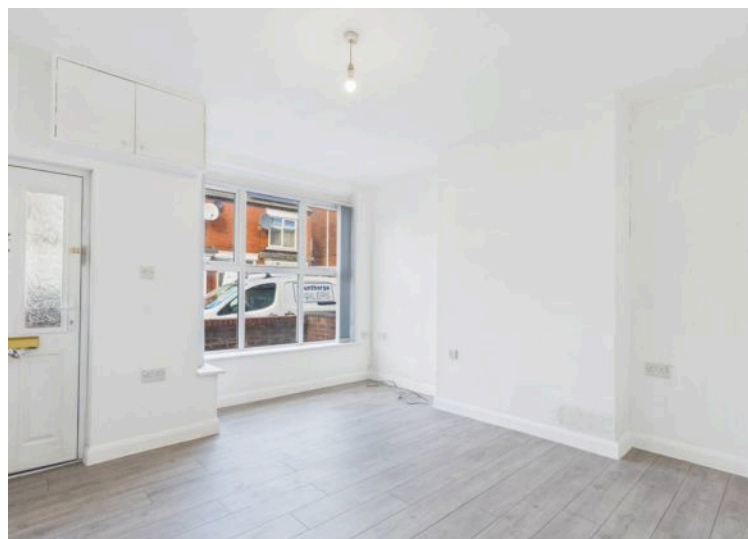




Sheffield Street, Scunthorpe - DN15 7LY

£109,500

Ideal for First Time Buyers & Investors • Recently Refurbished • Mid Terrace • 3 Bedrooms • 2 Reception Rooms
• Popular Central Residential Location • Private Garden • Freehold • Council Tax Band "A" • EPC Rating "C"





Ezmuve is delighted to bring to market this well-proportioned three-bedroom mid-terrace home, ideally located in the heart of the Crosby area in Scunthorpe. Recently refreshed throughout, this property offers a clean and neutral blank canvas, ready for its next owners to add their own style and make it home. Whether you're a first-time buyer, investor, or growing family, this spacious home presents excellent value and potential.

To the front of the property, you'll find on-street parking and a low-maintenance buffer garden leading to the entrance. Inside, the home opens into a bright and airy lounge featuring a bay window that fills the space with natural light, complemented by laminate flooring that adds to the modern, refreshed feel.

An inner hallway with useful understairs storage leads through to the second reception room, which could be used as a dining area, snug, or office space. With a window to the rear elevation and access to the staircase, it serves as a functional and flexible room to suit various needs.

At the rear of the ground floor is the kitchen, fitted with white wall and base units, black worktops, and ample space for all essential appliances. This practical space is ideal for everyday living and offers potential for further modernisation if desired.

Upstairs, the property features three generously sized bedrooms, all newly carpeted and ready to move into. The family bathroom completes the first floor, offering a clean and functional space with scope to personalise.

To the rear, the garden has been laid to lawn, providing a simple and manageable outdoor area with plenty of potential for further landscaping or outdoor seating. Additionally, there is an attached external store room, which could be transformed into a utility room, workshop, or garden room—enhancing the property's functionality.

Centrally located in a well-connected area, this home benefits from close proximity to a wide range of shops, schools, local amenities, and transport links, making it ideal for convenient everyday living.

Early viewing is highly recommended to appreciate the space, condition, and potential this well-positioned property has to offer.



AGENTS NOTES

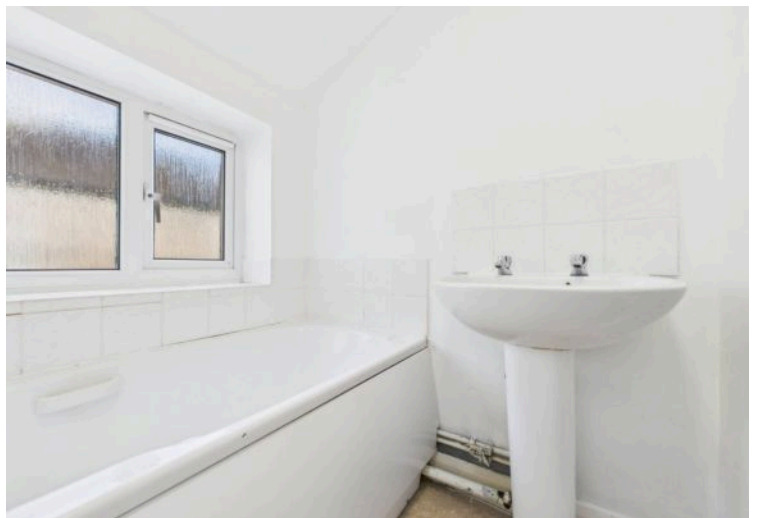
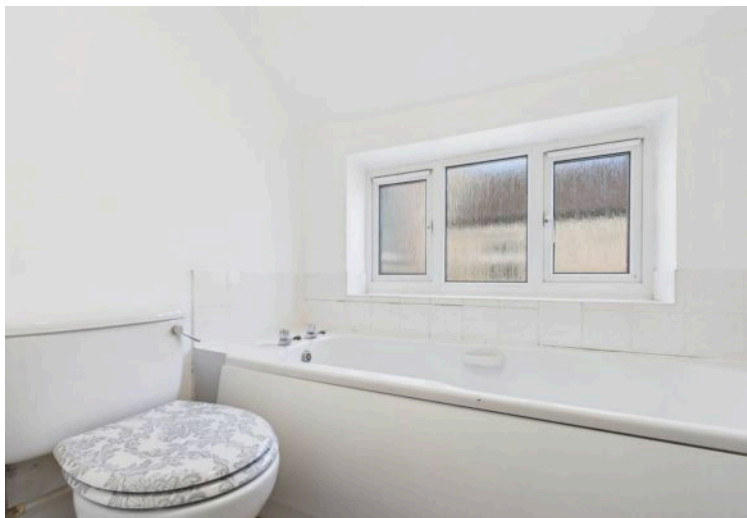
- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

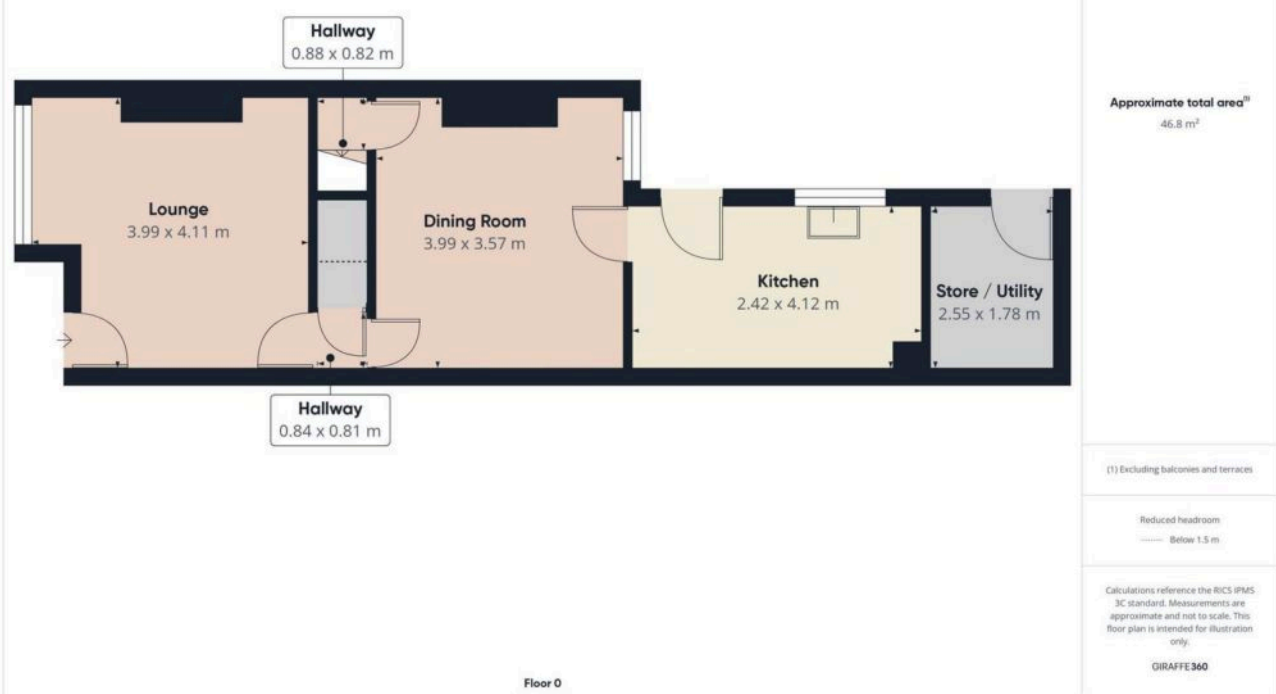
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





You can include any text here. The text can be modified upon generating your brochure.



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