



**Alvingham Road, Scunthorpe DN16 2HD**



**welcome to**

**Alvingham Road, Scunthorpe**

Well-presented two bedroom first floor flat situated within a well established residential area and within close distance to local amenities. Briefly comprising; entrance hall, lounge, fitted kitchen, two bedrooms complimented by a family bathroom and laid to lawn garden.



### **Entrance Hall**

Double glazed door to the front and storage cupboard with double glazed window.

### **Lounge**

13' 5" x 12' 2" max ( 4.09m x 3.71m max )

Double glazed window to the front, electric fireplace, wall lights, radiator, colonial door and coving to the ceiling.

### **Kitchen**

9' 11" x 8' 4" ( 3.02m x 2.54m )

Fitted kitchen with wall and base units, double glazed window, double glazed door leading onto balcony, sink and drainer unit, work surfaces, tiling to the walls, electric oven, electric hob, cooker-hood, plumbing for a washing machine, radiator and colonial door.

### **Landing**

Having coving to the ceiling, loft hatch, double glazed window, radiator and storage cupboard.

### **Bedroom One**

13' 5" x 10' 4" ( 4.09m x 3.15m )

Double glazed window, fitted wardrobes, radiator, coving to the ceiling and colonial door.

### **Bedroom Two**

10' 8" x 10' 7" ( 3.25m x 3.23m )

Double glazed window to the rear, radiator, coving to the ceiling and colonial door.

### **Bathroom**

Offering a double glazed window to the rear, radiator, shower cubicle, wash hand basin and vanity, WC, tiling to the walls, coving to the ceiling and colonial door.

### **Outside**

#### **Garden**

Laid to lawn garden with shrub and flower beds.

### **Parking**

Dropped curb for potential parking.



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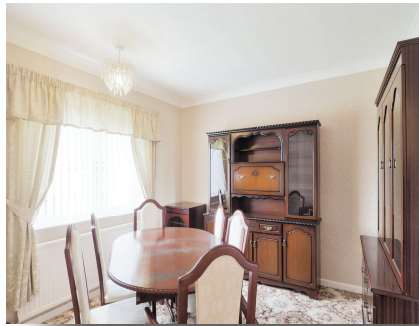
welcome to

## Alvingham Road, Scunthorpe

- Well-presented first floor flat
- Situated within a well established residential area within close distance to local amenities
- Two bedrooms complimented by a family bathroom
- Laid to lawn garden with shrub and flower beds
- Dropped curb for potential parking

Tenure: Leasehold EPC Rating: C

**£85,000**



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SCT109897 - 0003

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Please note the marker reflects the  
postcode not the actual property

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