

Brumby Wood Lane, Scunthorpe DN17 1AA



welcome to

Brumby Wood Lane, Scunthorpe

This Stunning three-bedroom semi-detached house in sought after location, close to The Pods!

The property is well-presented throughout, comprises of two sitting rooms, Kitchen/breakfast room, three bedrooms and a family bathroom, externally garage and off-road parking.













Entrance Hall

Double glazed door to the front, central heating radiator, understairs cupboard, parka flooring

Lounge

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed window to the front, central heating radiator, coving to the ceiling, colonial door, log burner.

Second Reception Room

11' 10" x 11' 10" ($3.61m \times 3.61m$) Double glazed window to the rear, central heating radiator, parka flooring, internal French doors, coving to the ceiling.

Kitchen/Breakfast Room

21' 11" x 9' 7" (6.68m x 2.92m)

Fitted Kitchen with integrated lime cooker, double electric oven, electric hob, cooker hood, plumbing for washing machine, wall and base units, ceramic sink and drainer unit, double glazed window, central heating radiator, central heating boiler, tiling to the walls.

Landing

Stairs leading from entrance hall, double glazed window, coving to the ceiling and inset spotlights.

Bedroom One

11' 10" x 11' 11" (3.61m x 3.63m) Double glazed window, central heating radiator, fitted wardrobes, coving to the ceiling, decorative cast iron fireplace.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m) Double glazed window, central heating radiator, fitted wardrobes, coving to the ceiling, decorative cast iron fireplace.

Bedroom Three

8' 11" x 5' 9" (2.72m x 1.75m) Double glazed window, central heating radiator, loft access, coving to the ceiling.

Bathroom

Fitted with a bath, shower cubicle, wash hand basin and a w.c. tiling to the walls, heated towel rail, ceramic tiled flooring, inset spotlights, double glazed window.





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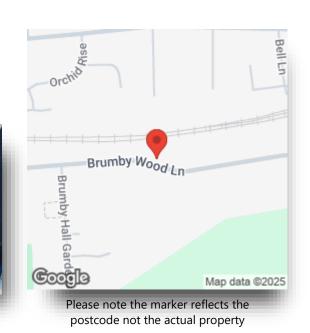
- Charming Three Bedroom Semi-Detached House
- Sought After Location
- Kitchen/breakfast room
- Garage and off road parking
- Council Tax: B | EPC: D | Tenure: Freehold

Tenure: Freehold EPC Rating: D

£210,000







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Property Ref: SCT110413 - 0005 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.

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