









welcome to

Thornton Avenue, Scunthorpe

This three bedroom semi-detached family home enjoying a SOUGHT AFTER location with fantastic access to local amenities. Briefly comprising; entrance hall, downstairs WC, lounge, dining room, kitchen, laundry room, CONSERVATORY, three bedrooms, bathroom, garden and DRIVEWAY.













Entrance Hall

Double glazed door, double glazed window to the side, central heating radiator, coving to the ceiling, laminate flooring.

Cloakroom

Fitted with w.c, central heating radiator, double glazed window and laminate flooring.

Lounge

14' 2" x 10' 8" (4.32m x 3.25m)

Three double glazed windows, central heating radiator, coving to the ceiling, log burner set in surround.

Dining Room

13' 9" x 10' 8" (4.19m x 3.25m)

Double glazed window, central heating radiator, double glazed French doors, log burner, storage cupboard.

Kitchen

14' 3" x 7' 6" (4.34m x 2.29m)

Fitted to wall and base units, stainless steel sink and drainer unit, work surfaces, electric oven, gas hob, cooker hood, central heating boiler, central heating radiator.

Utility Room

fitted with wall units, work surfaces, plumbing for washing machine, double glazed window.

Conservatory

9' 10" x 10' 7" (3.00m x 3.23m) construction PVC, laminate flooring

Landing

Stairs from entrance hall, loft access, double glazed window

Bedroom One

14' 3" x 10' (4.34m x 3.05m)
Three double glazed windows, central heating radiator

Bedroom Two

12' 4" x 10' 3" (3.76m x 3.12m) Three double glazed windows, central heating radiator.

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m) Double glazed windows, central heating radiator.

Bathroom

Fitted with wash hand basin, w.c, p shaped bath with shower overhead, heated towel rail, double glazed window.





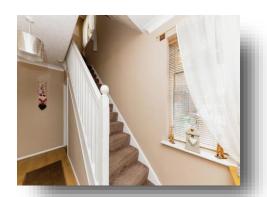
welcome to

Thornton Avenue, Scunthorpe

- Three bedroom semi detached
- Conservatory
- Laundry room
- Ground floor W.C.
- Driveway

Tenure: Freehold EPC Rating: D

£170,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SCT110560 - 0004 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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