



**Cecile Crescent, Scunthorpe DN15 8JR**



**welcome to**

**Cecile Crescent, Scunthorpe**

PUBLIC NOTICE: William H Brown are now in receipt of an offer for the sum of £ 79,000 for 8 Cecile Crescent. Anyone wishing to place an offer on this property should contact William H Brown, 16-18 Oswald Road, 01724868448 before exchange of contracts.



## **Cecile Crescent, Scunthorpe**

### **Entrance Hall**

Step in to this property via the front facing entrance door leading in to the hall with stairs leading to the first floor, central heating radiator, side facing double glazed window and access to the lounge and kitchen area.

### **Lounge**

15' 6" x 11' 11" MAX ( 4.72m x 3.63m MAX )

Spacious lounge area with a front facing double glazed window, central heating radiator, feature fire surround and coving to the ceiling.

### **Kitchen**

12' 6" x 9' 5" ( 3.81m x 2.87m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, splashback tiling, space for freestanding cooker with cooker hood above, plumbing for washing machine, central heating radiator, laminate flooring, coving to the ceiling and a side facing double glazed window.

### **Dining Room**

10' 6" x 9' ( 3.20m x 2.74m )

Rear facing double glazed window, side facing double glazed window.

### **Rear Porch**

Rear facing entrance door leading to the garden and access to the WC.

### **Wc**

Fitted with a WC, wash hand basin, central heating radiator and a rear facing double glazed window.

### **Landing**

Front facing double glazed window, fixed staircase leading to the loft room and access to three bedrooms, the main family bathroom and the airing cupboard housing the boiler.

### **Bedroom One**

10' 5" x 9' 5" ( 3.17m x 2.87m )

Double bedroom with a rear facing double glazed window, central heating radiator and access to a storage cupboard.

### **Bedroom Two**

11' 11" x 8' 6" ( 3.63m x 2.59m )

Double bedroom with a rear facing double glazed window, central heating radiator.

### **Bedroom Three**

8' 2" x 7' 6" ( 2.49m x 2.29m )

Front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a three piece suite comprising of a bath with shower over, WC, wash hand basin, tiled walls, central heating radiator and a side facing double glazed obscure window.

### **Exterior**

To the front of the property, we have a driveway providing off street parking.

To the rear we have a fenced and enclosed lawn with a wooden shed and paved patio seating area.



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welcome to

## Cecile Crescent, Scunthorpe

- THREE BEDROOM SEMI DETACHED HOME
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- DRIVEWAY PROVIDING OFF STREET PARKING
- TWO RECEPTION ROOMS & CLOAKROOM TO THE GROUND FLOOR
- ENCLOSED GARDEN TO THE REAR

Tenure: Freehold EPC Rating: E

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT110686 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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