

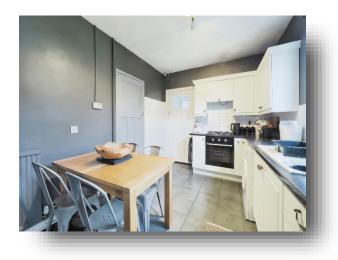
Hempdyke Road, Scunthorpe DN15 8LB



welcome to

Hempdyke Road, Scunthorpe

ARE YOU A FIRST TIME BUYER? This three bedroom semi detached house would be the perfect starter home. Alternatively a great opportunity for investment buyers.. The property is well placed for schools, recreation park and local hospital. Why wait? Please call now for your viewing.













Side Entrance Porch

Door opens into the porch area featuring two storage cupboards, double glazed window.

Entrance Hallway

Double glazed door gives access to the inner hallway complimented with laminate flooring. Central heating radiator.

Lounge

15' maximum x 13' 10" out of bay (4.57m maximum x
4.22m out of bay)
Having colonial door, decorative coving to the ceiling and laminate flooring. Double glazed front facing bay window.

Kitchen And Breakfast Room

Fitted with a comprehensive range of base and wall units set above and below worksurfaces incorporating a sink and drainer with tiling to the surrounds. Gas hob with extractor hood, electric oven, plumbing for washing machine and central heating radiator. Two rear facing double glazed windows and Colonial style door.

Bedroom One

12' x 10' to front of wardrobes ($3.66m \times 3.05m$ to front of wardrobes) Main bedroom with double glazed window to the front elevation. Fitted wardrobe, central heating radiator and colonial style door.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m) Having double glazed window to front elevation, central heating radiator and colonial style door.

Bedroom Three

 $8^{\prime}\,$ x 7 $^{\prime}\,$ 11" (2.44m x 2.41m) Double glazed window to the rear elevation, central heating radiator and colonial style door.

Bathroom

White three piece suite comprising WC, hand wash basin, bath with shower attachment to taps. The



bathroom is complemented with cushion flooring, partial tiling to wall and inset spotlights.

Outside And Gardens

To the front of the house is a driveway and a pebbled garden. To the rear is a garden laid to lawn with timber fencing to the boundary, planted borders with shrubs and a timber shed for storage. A paved patio allows for garden furniture.





welcome to

Hempdyke Road, Scunthorpe

- Lovely semi-detached house
- Three bedrooms complimented by a bathroom
- Dining room, kitchen and a lounge
- Off road parking to the driveway, garden to rear
- Convenient location for schools and amenities

Tenure: Freehold EPC Rating: D

£125,000





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Property Ref: SCT110679 - 0002 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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