



Weeping Elm Way, Scunthorpe, DN16 3GQ

welcome to

Weeping Elm Way, Scunthorpe

Offered for sale is this THREE bedroom SEMI DETACHED family home ideally situated Timberland area. Close to local amenities such as school and transport links close by. Contact us to book a viewing!

Entrance Hall

Front facing double glazed door, central heating radiator.

Cloakroom

Heated towel rail, WC, wash hand basin, tiled, front facing double glazed window, colonial door.

Lounge

15' 7" x 11' 7" max (4.75m x 3.53m max)
Front and rear facing double glazed windows, central heating radiator, coving to the ceiling, colonial door.

Dining Room

10' 4" x 7' 8" max (3.15m x 2.34m max)
Double glazed french doors leading into rear garden, central heating radiator, under the stairs cupboard.

Kitchen

10' 4" x 6' 9" max (3.15m x 2.06m max)
Fitted with a range of wall and base units with worksurfaces, incorporating a sink and drainer unit, electric oven with gas hob and extractor fan above it. Space for washing machine, central heating boiler, radiator, tiled walls, rear facing double glazed window and laminate flooring.

Landing

Stairs from entrance hall, loft access at first floor hallway, central heating radiator.

Bedroom One

14' 8" x 9' 10" (4.47m x 3.00m)
Fitted/Built in Wardrobe, two front facing double glazed windows, central heating radiator, airing cupboard housing water tank, coving to the ceiling, colonial door.

Bedroom Two

11' x 8' 4" (3.35m x 2.54m)
Rear facing double glazed window, radiator, coving to the ceiling, colonial door.

Bedroom Three

7' 5" x 6' 2" (2.26m x 1.88m)
Rear facing double glazed window, radiator and colonial door.

Bathroom

WC, wash hand basin with vanity unit, bath with overhead shower, heated towel rail, fully tiled walls, double glazed window on the side of the house and colonial door.

Garage

Up and over door, timber door.





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welcome to

Weeping Elm Way, Scunthorpe

- Offered for sale with no upward chain
- Semi Detached House
- Three bedrooms
- Garage
- Driveway

Tenure: Freehold EPC Rating: D

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT110734 - 0009

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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