





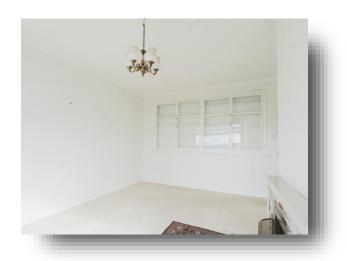




welcome to

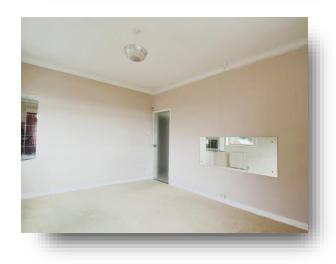
Stather Road, Burton-Upon-Stather Scunthorpe

Well-presented three bedroom detached bungalow in the village location of Burton-Upon-Stather featuring open countryside views and local village amenities. Briefly comprising; an entrance hall, lounge, fitted kitchen, three bedrooms, bathroom and separate WC.













Entrance Hall

Two double glazed doors, radiator and coving to the ceiling.

Lounge

17' 6" x 13' 1" max (5.33m x 3.99m max)

Double glazed window to the front, open coal fire place, coving to the ceiling and a double glazed door leading onto balcony overlooking open aspects.

Kitchen

14' 2" x 11' max (4.32m x 3.35m max)

Fitted kitchen with wall and base units, double glazed windows to the side and front, sink and drainer unit, work surfaces, partial tiling to the walls, electric oven, electric hob, cooker-hood, plumbing for a washing machine, two radiators, integrated fridge, coving to the ceiling and airing cupboard housing cylinder.

Bedroom One

16' x 12' 4" (4.88m x 3.76m)

Double glazed windows to the front and side, radiator and coving to the ceiling.

Bedroom Two

16' x 9' 7" (4.88m x 2.92m)

Two double glazed windows to the rear, radiator and coving to the ceiling.

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Double glazed window to the side, radiator, coving to the ceiling and alarm system.

Bathroom

Bathroom having a single glazed window to the rear, radiator, shower cubicle and shower, wash hand basin, cushion flooring and tiling to the walls.

Wc

Separate WC with a WC, single glazed window to the rear, tiling to the walls and cushion flooring.

Front Garden

Laid to lawn front garden and driveway with shrub and flower beds.

Rear Garden

Rear garden with a lawned area and oil tank.

Garage

Garage with up and over doors.





welcome to

Stather Road, Burton-Upon-Stather Scunthorpe

- A beautifully located property
- Detached bungalow
- Superb views
- Driveway and garage
- Popular village of Burton Upon Stather

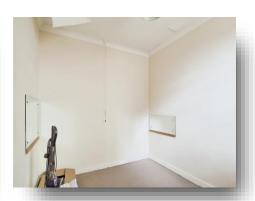
Tenure: Freehold EPC Rating: F

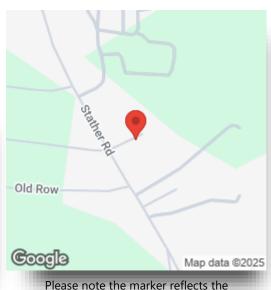
Council Tax Band: D

£185,000









postcode not the actual property

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Property Ref: SCT110678 - 0007 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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