



**Wiltshire Avenue, Burton-upon-Stather SCUNTHORPE DN15
9ES**

welcome to

Wiltshire Avenue, Burton-upon-Stather SCUNTHORPE

William H Brown are pleased to present this three bedroom detached bungalow. The property has undergone a series of upgrades including a new garage roof, electric roller shutter door, Access for wheelchair users, 2 new shower rooms, upgraded kitchen, and recently decorated throughout.



Side Entrance Porch

Double-glazed door, storage cupboard and laminate flooring.

Cloakroom

WC, wash hand basin, double-glazed window, laminate flooring and flushed style door.

Lounge

19' 11" max x 11' 10" (6.07m max x 3.61m)

Double-glazed bow window, laminate flooring and electric fireplace set in surround.

Kitchen

24' 9" x 9' 11" (7.54m x 3.02m)

Fitted kitchen with wall and base units, work surfaces, sink and drainer unit, plumbing for washing machine. double electric oven and electric hob, cooker hood, central heating boiler, double-glazed window, two central heating radiators, laminate flooring, flushed style door and double-glazed french doors.

Landing

Loft access and laminate flooring.

Bedroom One

12' x 11' 3" (3.66m x 3.43m)

Double-glazed window, central heating radiator, laminate flooring and flushed style door.

En Suite / Utility

WC, wash hand basin with vanity unit, shower cubicle, heated towel rail, plumbing for washing machine, cushion flooring and flushed style door.

Bedroom Two

12' 6" x 9' 1" (3.81m x 2.77m)

Double-glazed window, central heating radiator, laminate flooring and flushed style door.

Bedroom Three

9' 5" x 9' 3" (2.87m x 2.82m)

Double-glazed window, central heating radiator, cushion flooring and flushed style door.

Garage

Electric roller shutter door.

Side Garden

Laid to lawn and shrub beds.

Rear Garden

Laid to lawn and shrub beds.



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welcome to

Wiltshire Avenue, Burton-upon-Stather SCUNTHORPE

- Three bedroom detached bungalow on a large corner plot with wrap around gardens
- Fully accessible Access/Disabled friendly
- New garage roof
- New shower room
- New en-suite shower room/utility room inc washing machine and tumble drier

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT110743 - 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.

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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