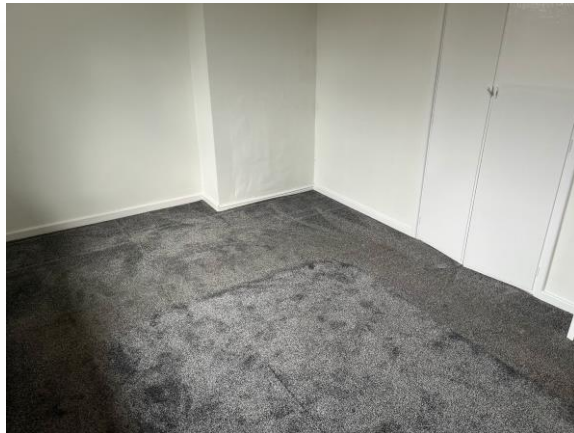


Spalding Road, Scunthorpe DN16 2DL

welcome to

Spalding Road, Scunthorpe

PUBLIC NOTICE: Address: 16 Spalding Road, Scunthorpe, DN16 2DL. We are acting in the sale of the above property and have received an offer of £136,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C.



Entrance Porch

One double-glazed and one single-glazed window, coal shed, storage room and tiled flooring.

Entrance Hall

Front elevation double-glazed door, two front facing double-glazed windows, laminate flooring, and under the stairs cupboard.

Cloakroom

WC, double-glazed window and tiled flooring.

Open Plan Lounge/Dining Room

24' 3" x 12' max (7.39m x 3.66m max)

Three rear facing double-glazed windows, French double-glazed door leading to the rear garden, laminate flooring and two wooden glazed panel doors.

Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

Fitted kitchen with the range of wall and base cupboards, work tops, sink and drainer, cooker hood, plumbing for the washing machine, central heating boiler, central heating radiator, laminate flooring, two double-glazed windows.

Landing

Stairs from entrance hallway, front facing double-glazed window, access to the loft and coving to the ceiling.

Bedroom One

13' max x 9' 3" (3.96m max x 2.82m)

Double-glazed window, built in wardrobe, central heating radiator, coving to the ceiling and colonial style door.

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

Rear facing double-glazed window, built in wardrobe, central heating radiator and colonial style door.

Bedroom Three

9' 4" max x 8' 1" (2.84m max x 2.46m)

Front facing double-glazed window, built in wardrobe, central heating radiator, storage cupboard and colonial style door.

Bathroom

Double-glazed window, WC, wash hand basin with vanity unit, shower cubicle, fully tiled walls, heated towel rail, spotlights, cushion flooring and colonial style door.

Front Garden

Blocked paved driveway, pebble laid garden with shrub beds.

Rear Garden

Laid to lawn, greenhouse, patio area and two timber sheds.



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welcome to

Spalding Road, Scunthorpe

- Semi-Detached House
- Three Bedrooms
- Downstairs Toilet
- Driveway
- Greenhouse and Two Timber Sheds

Tenure: Freehold EPC Rating: C

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT110869



Property Ref:
SCT110869 - 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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