



**Irby Road, Scunthorpe DN17 2EJ**



**welcome to**

## **Irby Road, Scunthorpe**

Discover this three bedroom semi-detached home. Located close to essential local amenities. This property offers a driveway, front and rear gardens, green house and a shed externally. Downstairs toilet, fitted kitchen , two reception rooms, utility room and a family bathroom upstairs.



### Entrance Hall

Front elevation double-glazed door, front facing double-glazed window and central heating radiator.

### Cloakroom

WC, rear facing double-glazed door, cushion flooring and flushed style door.

### Lounge

18' 2" x 10' 2" ( 5.54m x 3.10m )

Front facing double-glazed window, gas coal effect fire place, central heating radiator, colonial style door and coving to the ceiling.

### Dining Room

10' 8" x 8' 6" max ( 3.25m x 2.59m max )

Front facing double-glazed window, central heating radiator, colonial style door and cushion flooring.

### Kitchen

14' 2" x 9' 1" ( 4.32m x 2.77m )

Fitted kitchen, range of wall and base cupboards, work tops, two double-glazed windows, sink and drainer, tiling to the walls, electric oven, gas hob, cooker-hood, central heating radiator, under stairs cupboard, cushion flooring and colonial style door.

### Utility Room

Plumbing for washing machine, sink, two double-glazed windows, tiling to the walls and central heating radiator.

### Landing

Stair from entrance hall, double-glazed window, airing cupboard housing central heating boiler and access to the loft.

### Bedroom One

12' 3" x 10' 8" ( 3.73m x 3.25m )

Two double-glazed windows, fitted wardrobe, central heating radiator, flushed style door and coving to the ceiling.

### Bedroom Two

11' 7" max x 8' 11" excluding door recess ( 3.53m max x 2.72m excluding door recess )

Front facing double-glazed window, central heating radiator, storage cupboard and flushed style door.

### Bedroom Three

8' 11" x 6' 6" ( 2.72m x 1.98m )

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

### Bathroom

Bath with the shower over, wash hand basin, side facing double-glazed window, central heating radiator, cushion flooring, part tiled walls and flushed style door.

### Separate Toilet

WC, rear facing double-glazed window, tiling to the walls, cushion flooring and colonial style door.

### Front Garden

Laid to lawn and a driveway.

### Rear Garden

Laid to lawn, greenhouse, timber shed, patio area and timber fencing forming a boundary.



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## **Irby Road, Scunthorpe**

- Semi-Detached
- Three Bedrooms
- Utility Room & Downstairs Toilet
- Driveway
- Greenhouse and a Shed

Tenure: Freehold EPC Rating: C

# £115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT110796 - 0002

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