

Meredith Avenue, Scunthorpe DN17 1RH



welcome to

Meredith Avenue, Scunthorpe

This superb five bedroom detached home is located within close proximity to ASDA Supermarket, Westclife Primary School, Manor Park and other local amenities. In brief this property has two en suites, modern kitchen, brick-built garage and separate facility currently used as game room and driveway.













Entrance Hall

Front elevation double-glazed door, under stairs cupboard, central heating radiator and ceramic tiled flooring.

Cloakroom

WC and ceramic tiled flooring.

Lounge

23' x 13' 9" max (7.01m x 4.19m max) Front facing double-glazed bow window, central heating radiator, colonial style door and coving to the ceiling.

2nd Reception

13' 11" x 12[°] 2" (4.24m x 3.71m) Front facing double-glazed bow window, central heating radiator and colonial style door,

Kitchen/Family Breakfast Room

24' 11" x 12' 2" (7.59m x 3.71m) Fitted kitchen with the range of wall and base cupboards, quartz work tops, sink and drainer, tiling to the walls, double electric oven, electric hob, cooker hood, splashbacks, under floor heating, ceramic tiled flooring, spotlights, double-glazed door leading into the rear garden.

Utility Room

Work tops, sink and drainer, central heating boiler, plumbing for the washing machine, tiling to the walls, central heating radiator, ceramic tiled flooring, double-glazed window and colonial style door.

Sunroom

12' 4" x 9' 5" (3.76m x 2.87m) Double-glazed Velux window, central heating radiator, ceramic tiled flooring and double-glazed French doors leading into the rear garden.

Landing

Stairs from entrance hall, access to the loft and inset spotlights.

Bedroom One

13' 10" x 12' 10" ($4.22m\ x\ 3.91m$) Rear facing double-glazed window, fitted wardrobe, central heating radiator, air conditioning system and colonial style door.

En Suite

WC, double shower cubicle, wash hand basin with vanity, extraction fan, heated towel rail, tiling to the walls and cushion flooring.

Bedroom Two

13' 10" x 12' 2" (4.22m x 3.71m) Front facing double-glazed window, fitted wardrobe, central heating radiator and cushion flooring.

En Suite

WC, wash hand basin with vanity unit, shower cubicle, tiling to the walls, heated towel rail, cushion flooring and colonial style door.

Bedroom Three

12' x 11' 3" (3.66m x 3.43m) Front facing double-glazed window, fitted wardrobe, central heating radiator and colonial style door.

Bedroom Four

12' 2" x 11' 4" (3.71m x 3.45m) Rear facing double-glazed window, fitted wardrobe, central heating radiator and colonial style door.

Bedroom Five

7' 11" x 7' 9" stair bulk present (2.41m x 2.36m stair bulk present)

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

Bathroom

WC, wash hand basin with vanity unit, bath with the shower over, fully tiled flooring, storage cupboard, inset spotlights and colonial style door.

Front Garden

Artificial grass and concrete driveway leading into the garage.

Rear Garden

Enclosed terrace style seating area with inset spotlights. Artificial grass, patio area, cold water tap and timber fencing forming a boundary.

Outbuilding

Brick build outbuilding currently used as game room, power & lights, ceramic tiled flooring and double-glazed French doors.

Garage

Garage to facilitate two cars, workshop, doubleglazed door, electric roller door, power and lights.





welcome to

Meredith Avenue, Scunthorpe

- Detached House with Five Bedrooms
- Two En Suites
- Modern Large Kitchen
- Enclosed Seating Area in the Rear Garden
- Brick Built Outbuilding with a Garage and Workshop

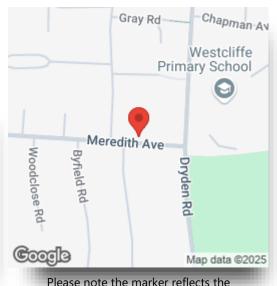
Tenure: Freehold EPC Rating: E

£280,000









postcode not the actual property





R

01724 868448

scunthorpe@williamhbrown.co.uk

16-18 Oswald Road, SCUNTHORPE, South Humberside, DN15 7PT



williamhbrown.co.uk





Property Ref: SCT110864 - 0002 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.