

Churchfield Road, Scunthorpe DN16 3DH



welcome to

Churchfield Road, Scunthorpe

EARLY VIEWINGS ADVISED! Located in the popular residential area of Ashby. This spacious three-bedroom semi-detached home is an exciting opportunity for investors, first-time buyers, or families looking to create their perfect home.













Entrance Hall

Front elevation double-glazed entrance door, tiled flooring, storage heater and coving to the ceiling.

Cloakroom

WC, tiling to the walls and double-glazed window.

Lounge

15' x 12' 6" max (4.57m x 3.81m max) Front facing double-glazed window, wall lights, storage heater, coving to the ceiling and flushed style door.

Dining Room

10' 3" x 9' 4" (3.12m x 2.84m) Side facing double-glazed window, under stairs cupboard, storage heater and flushed style door.

Kitchen

15' 8" x 14' 3" max (L shaped room) (4.78m x 4.34m max (L shaped room))

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, double electric oven, electric hob, cooker-hood, plumbing for washing machine, storage cupboard, two doubleglazed windows and side elevation double-glazed door.

Landing

Stairs from entrance hallway, side facing doubleglazed window and loft access.

Bedroom One

12' 8" max x 11' 5" (3.86m max x 3.48m) Walk in wardrobe with double-glazed window, storage heater and front facing double-glazed window.

Bedroom Two

12' 10" x 9' 1" (3.91m x 2.77m) Rear facing double-glazed window, storage heater and flushed style door.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m) Rear facing double-glazed window, storage heater and flushed style door.

Bathroom

Bath with the shower over, wash hand basin, airing cupboard with cylinder, part tiled walls, coving to the ceiling, flushed style door and internal single-glazed window.

Front Garden

Driveway and shrub beds.

Rear Garden

Laid to lawn, timber shed, large brick-built storage shed with single-glazed window, double timber door, power and lights.





welcome to

Churchfield Road, Scunthorpe

- Semi-Detached House
- Three Bedrooms
- Downstairs Toilet
- Driveway
- Front and Rear Gardens

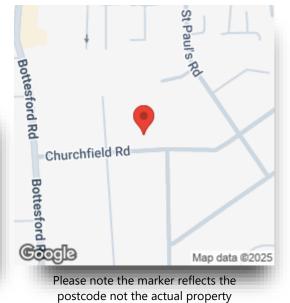
Tenure: Freehold EPC Rating: E

£89,950









check out more properties at williamhbrown.co.uk



Property Ref: SCT110904 - 0002 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.

scunthorpe@williamhbrown.co.uk

01724 868448

16-1 Hum

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



R

williamhbrown.co.uk