

**Highfield Avenue, Scunthorpe DN15 7EA** 



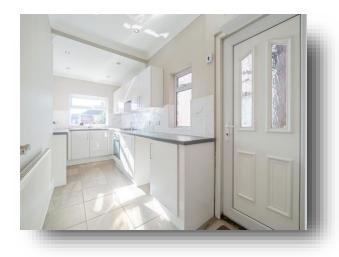
# welcome to

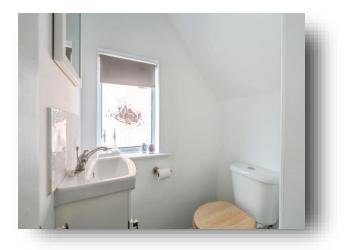
# Highfield Avenue, Scunthorpe

This semi-detached, three-bedroom family home is situated in the popular hospital area of Scunthorpe that is presented to the market with no onward chain for ease of purchase. This lovely home offers living room and dining room. fitted kitchen, downstairs wc and a driveway.













#### **Entrance Porch**

Front elevation double-glazed entrance door and double-glazed window.

#### **Entrance Hall**

Double-glazed door, central heating radiator and coving to the ceiling.

#### Cloakroom

WC, wash hand basin with vanity unit, tiling to the walls, side facing double-glazed window, ceramic tiled flooring and colonial door.

#### Lounge

13' 1" into bay x 11' 9" max ( 3.99m into bay x 3.58m max ) Front facing double-glazed bay window, central heating radiator, coving to the ceiling and colonial door.

#### Kitchen

16' 3" x 7' 2" max ( 4.95m x 2.18m max ) Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, electric oven, gas stainless-steel hob, cooker hood, plumbing for a washing machine and a dishwasher, central heating radiator, three doubleglazed windows, double-glazed door, tiling to the walls, inset spotlights, ceramic tiled flooring, coving to the ceiling and colonial style door.

#### Landing

Stairs from entrance hallway, side facing doubleglazed window, coving to the ceiling and loft hatch with built in access to the loft area and Central Heating Boiler

#### **Bedroom One**

12' 11" x 11' 9" max ( 3.94m x 3.58m max ) Rear facing double-glazed window, central heating radiator and colonial door.

#### **Bedroom Two**

11' 6" x 11' 9" ( 3.51m x 3.58m ) Front facing double-glazed window, central heating radiator and colonial door.

#### **Bedroom Three**

7' 5" x 6' 4" ( $2.26m \times 1.93m$ ) Front facing double-glazed window, central heating radiator, coving to the ceiling and colonial door.

#### Bathroom

WC, wash hand basin, P-shaped bath with the shower attachment, heated towel rail, fully tiled walls, cushion flooring, colonial door, rear facing doubleglazed door and coving to the ceiling.

#### Front Garden

Block paved driveway, with off-road parking for 2 or 3 vehicles.

#### Rear Garden

Laid to lawn, timber shed and timber fencing forming boundary.





## welcome to

# **Highfield Avenue, Scunthorpe**

- Semi-Detached House
- Three Bedrooms
- Downstairs WC
- Driveway
- Situated in the Popular Hospital Area

Tenure: Freehold EPC Rating: D

# £159,950



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Property Ref:

SCT110987 - 0003

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

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postcode not the actual property



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