



Flat 1 Frodingham Road, Scunthorpe DN15 7NP

welcome to

Flat 1 Frodingham Road, Scunthorpe

One bedroom flat offered for sale on Frodingham Road. Located close to local shops, schools and bus routes. NO ONWARD CHAIN. Contact us to arrange your viewing!



Entrance Hall

Timber entrance door and laminate flooring.

Lounge

13' 4" x 9' 6" max (4.06m x 2.90m max)

Rear facing double-glazed window, central heating radiator, laminate flooring and flushed style door.

Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, electric oven and hob, cooker hood, plumbing for the washing machine, central heating boiler and radiator, tiling to the walls, double-glazed door and laminate flooring.

Bedroom One

12' 4" max x 11' 8" max (3.76m max x 3.56m max)

Front facing double-glazed window, central heating radiator, laminate flooring and flushed style door.

Bathroom

WC, bath with shower attachment, wash hand basin with vanity unit, storage cupboard, part tiled walls, central heating radiator, cushion flooring, double-glazed window and colonial door.

Rear Garden

Concrete yard with cold water tap and timber fencing forming boundary.



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Flat 1 Frodingham Road, Scunthorpe

- No Onward Chain
- One Bedroom Flat
- Low Maintenance Rear Garden
- Council Tax Band: A
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Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT110978 - 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.



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