



Spencer Avenue, Scunthorpe DN15 7RZ

welcome to

Spencer Avenue, Scunthorpe

Semi-detached home located in convenient area of Scunthorpe that is presented to the market with no onward chain for ease of purchase. This property offers a lounge, dining room, kitchen and toilet on the ground floor. On the first floor we have three bedrooms serviced by a bathroom.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Side facing double-glazed entrance door, under stairs utility cupboard with plumbing for the washing machine and double-glazed window and cupboard housing central heating boiler.

Cloakroom

Double-glazed window, WC, tiling to the walls, central heating radiator and cushion flooring.

Lounge

14' 7" into the bay x 11' 11" max (4.45m into the bay x 3.63m max)
Front facing double-glazed bay window and central heating radiator.

Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)
Two double-glazed windows, central heating radiator and flushed style door.

Kitchen

10' 7" max x 8' 10" (3.23m max x 2.69m)
Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, plumbing for a dishwasher, central heating radiator, two double-glazed windows, tiling to the walls and cushion flooring.

Landing

Stairs from hallway, cupboard, loft access and double-glazed window located in mid staircase.

Bedroom One

11' 11" max x 11' 10" (3.63m max x 3.61m)
Front facing double-glazed window, built in wardrobe, central heating radiator and flushed style door.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)
Front facing double-glazed window, central heating radiator and flushed style door.

Bedroom Three

10' 8" x 8' 11" (3.25m x 2.72m)
Rear facing double-glazed window, central heating radiator and flushed style door.

Bathroom

Two double-glazed windows, central heating radiator, bath with the shower over, wash hand basin, toilet, fully tiled walls and flushed style door.

Front Garden

Low maintenance garden to the front.

Rear Garden

Laid to lawn, brick BBQ, two timber sheds, timber summer house and timber fencing forming boundary.



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Spencer Avenue, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Located Close to Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111037 - 0002

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