

Falmouth Court Dorchester Road, Scunthorpe DN17 1UY



welcome to

Falmouth Court Dorchester Road, Scunthorpe

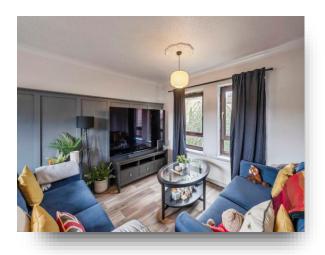
End-terraced home offered for sale on Dorchester Road. This property offers a lounge, kitchen, utility room on the ground floor. On the first floor we have three bedrooms and a bathroom. Externally, we have front and rear gardens and allocated two car parking spots.













Entrance Hall

Double-glazed entrance door, double-glazed window, central heating radiator, cushion flooring and coat cupboard.

Lounge

15' 10" x 10' 10" ($4.83m\ x\ 3.30m\)$ Three double-glazed windows, double-glazed door leading into rear garden, cushion flooring, wood glazed panel door and coving to the ceiling.

Kitchen/Breakfast Room

15' 9" x 8' 3" (4.80m x 2.51m) Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, two central heating radiators, two double-glazed windows, tiling to the walls, cushion flooring and wood glazed panel door.

Utility Room

Double-glazed door, central heating boiler, plumbing for the washing machine, cushion flooring and wood glazed panel door.

Landing

Stairs from entrance hallway, cupboard, airing cupboard, central heating radiator and cushion flooring.

Bedroom One

11' 3" x 10' ($3.43m \times 3.05m$) Double-glazed window, central heating radiator, loft access, colonial style door and cushion flooring.

Bedroom Two

10' 10" x 7' $(3.30m \times 2.13m)$ Double-glazed window, central heating radiator, colonial style door and cushion flooring.

Bedroom Three

9' 8" x 7' 10" ($2.95m\ x\ 2.39m$) Double-glazed window, central heating radiator, colonial style door and cushion flooring.

Bathroom

Bath with shower attachment, WC, wash hand basin, heated towel rail, double-glazed window, fully tiled walls, cushion flooring and colonial style door.

Front Garden

Flower and shrub beds and two allocated parking spots.

Rear Garden

Artificial grass, decking area and timber fencing forming boundary.





welcome to

Falmouth Court Dorchester Road, Scunthorpe

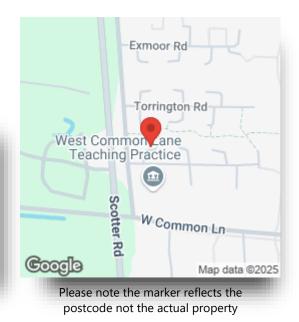
- End-Terraced House
- Three Bedrooms
- Two Allocated Parking Spots
- Utility Room
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D Council Tax Band: A

£105,000







check out more properties at williamhbrown.co.uk



Property Ref: SCT110934 - 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.

01724 868448

scunthorpe@williamhbrown.co.uk

16-18 Hum

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



R

williamhbrown.co.uk