



Valley View Drive, Scunthorpe DN16 3SF

welcome to

Valley View Drive, Scunthorpe

Semi-detached bungalow situated in the popular Bottesford area and is presented to the market with no onward chain for ease of purchase. Briefly, this property offers spacious lounge, fitted kitchen, two bedrooms and a wet room. Externally, there is a driveway and a greenhouse at the rear garden.



Entrance Hall

Side elevation double-glazed entrance door, central heating radiator, storage cupboard, airing cupboard with radiator, loft access and coving to the ceiling.

Lounge

17' 4" max x 11' 3" max (5.28m max x 3.43m max)

Front facing double-glazed window, wall lights, central heating radiator, coal effect gas fireplace, flushed style door and coving to the ceiling.

Kitchen

11' 11" max x 8' 10" (3.63m max x 2.69m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, cooker hood, plumbing for a washing machine, central heating radiator and a boiler, two double-glazed windows, tiling to the walls and flushed style door.

Bedroom One

12' 7" to the back of wardrobe x 11' 2" to the back of wardrobe (3.84m to the back of wardrobe x 3.40m to the back of wardrobe)

Rear facing double-glazed window, two built in wardrobes, central heating radiator, coving to the ceiling and flushed style door.

Bedroom Two

8' 10" x 7' 5" (2.69m x 2.26m)

Rear facing double-glazed window, central heating radiator, coving to the ceiling and flushed style door.

Wet Room

Shower cubicle, WC, wash hand basin, central heating radiator, side facing double-glazed window, extraction fan, fully tiled walls, coving to the ceiling and flushed style door.

Front Garden

Low maintenance garden with shrub and flower beds and a driveway.

Rear Garden

Low maintenance garden with a greenhouse, timber shed, lean too style conservatory and timber fencing forming boundary.



check out more properties at williamhbrown.co.uk



welcome to

Valley View Drive, Scunthorpe

- Semi-Detached Bungalow in Bottesford Area
- Two Bedrooms
- Driveway
- Greenhouse
- Lean Too Style Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT110979 - 0003

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 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk