



**Wilkinson Way, Scunthorpe DN16 3NS**



**welcome to**

**Wilkinson Way, Scunthorpe**

3-bedroom end-terraced home located near Bottesford Beck and Holme Valley Primary School, this well-presented home offers spacious lounge, modern fitted kitchen, downstairs WC, and family bathroom. Outside features include a private rear garden and driveway for two vehicles at the front.



### **Entrance Hall**

Double-glazed entrance door to front and stairs leads into the first floor accommodation.

### **Cloakroom**

A wash hand basin and low flush WC.

### **Lounge**

11' 11" x 13' 9" ( 3.63m x 4.19m )

Double-glazed window to front aspect, built-in storage cupboard and central heating radiator.

### **Kitchen**

11' 11" x 13' 9" ( 3.63m x 4.19m )

Enjoying rear uPVC double glazed windows, extensive range of wooden effect wall and base units with a complementary countertop, built in one and a half bowl stainless steel sink unit and drainer, 4-ring gas hob with Zanussi oven built in, ample space for appliances including washing machine, dryer and fridge freezer, internal door. With a secure door leading out to the rear garden.

### **Rear Entrance Porch**

Double-glazed entrance door and internal doors leading to the kitchen and downstairs toilet.

### **Bedroom One**

12' 6" x 8' 9" ( 3.81m x 2.67m )

Double-glazed window to rear aspect and built-in wardrobes.

### **Bedroom Two**

9' 11" x 8' 9" ( 3.02m x 2.67m )

Double-glazed window to front aspect.

### **Bedroom Three**

6' 6" x 8' 11" ( 1.98m x 2.72m )

Double-glazed window to rear aspect.

### **Bathroom**

Wash hand basin, toilet, bath with shower over and double-glazed obscured window to front aspect.

### **Front Garden**

Double driveway and shrub beds.

### **Rear Garden**

Mainly laid to lawn, timber shed and timber fencing/brick wall forming boundary.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Wilkinson Way, Scunthorpe**

- End-Terraced House
- Three Bedrooms
- Close to Schools, Bottesford Beck, and Local Amenities
- Family Bathroom Plus Downstairs WC
- Private Driveway for Two Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £157,500



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
SCT111115 - 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](mailto:scunthorpe@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**