



Wareham Court, Barnstaple Road, Scunthorpe DN17 1YD

welcome to

Wareham Court Barnstaple Road, Scunthorpe

A spacious three-bedroom semi-detached home featuring a lounge, kitchen/dining room, utility with WC, modern bathroom, front and rear gardens, and a private rear garden with patio and shed.



Entrance Hall

Double-glazed entrance door, double-glazed window, radiator, luxury vinyl flooring, and storage cupboard.

Downstairs WC

WC, wash hand basin, double-glazed window, and colonial door.

Lounge

15' 9" x 10' 11" (4.80m x 3.33m)

Three double-glazed windows, radiator, electric wall mounted fireplace, and colonial door.

Kitchen/Breakfast Room

15' 8" x 11' 2" max (4.78m x 3.40m max)

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, double electric oven, stainless-steel gas hob, cooker hood, integrated washing machine, radiator, two double-glazed windows, tiling to the walls, luxury vinyl flooring, integrated fridge/freezer, and inset spotlights.

Utility Room

Wall cupboards, work surfaces, luxury vinyl flooring, double-glazed door and colonial door.

Landing

Stairs from entrance hallway, cupboard housing central heating boiler, shelved cupboard, and airing cupboard.

Bedroom One

14' x 9' 2" (4.27m x 2.79m)

Double-glazed window, radiator and flushed style door.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

Double-glazed window, radiator, loft access, and flushed style door.

Bedroom Three

9' 9" x 6' 6" (2.97m x 1.98m)

Double-glazed window, radiator, and flushed style door.

Bathroom

Double-glazed window, P-shaped bath with the shower over, WC, wash hand basin with vanity unit, extraction fan, heated towel rail, cushion flooring, inset spotlights, and flushed style door.

Front Garden

Laid to lawn and storage cupboard with double-glazed door.

Rear Garden

Mainly laid to lawn with patio area, timber shed, flower and shrub beds, and timber fencing forming boundary.



check out more properties at williamhbrown.co.uk



welcome to

Wareham Court Barnstaple Road, Scunthorpe

- Semi-detached family home
- Three bedrooms
- Utility room with downstairs WC
- Private rear garden mainly laid to lawn
- Patio area, timber shed, and established flower/shrub beds

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

£130,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111116 - 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 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT

williamhbrown.co.uk