









# welcome to

# **Hornsby Crescent, Scunthorpe**

YOUR NEXT CHAPTER STARTS HERE! Semi-detached home located within walking distance to local shops, transport links and other amenities. This three bedroom property could be your home. Contact us to arrange your viewing!













#### **Entrance Hall**

Single-glazed front entrance door, under stairs cupboard, double-glazed window to front, and cushion flooring.

#### **Downstairs WC**

WC, wash hand basin, wall heater, double-glazed window to rear, colonial door, and cushion flooring.

### **Open Plan Lounge/Dining Room**

23' 1" max x 11' 3" max ( 7.04m max x 3.43m max ) Double-glazed front window, two gas fireplaces, double-glazed window to the rear aspect, fitted dresser,

#### Kitchen

18' 2" x 7' 10" ( 5.54m x 2.39m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, plumbing for a washing machine, three double-glazed windows, double-glazed door, tiling to the walls, and cushion flooring.

## Landing

Stairs from entrance hallway, and double-glazed window to side.

### **Bedroom One**

11' 4" to the back of cupboard x 10' 4" ( 3.45m to the back of cupboard x 3.15m )

Double-glazed window to front, fitted cupboard, and colonial door.

### **Bedroom Two**

11' 4" to the back of cupboard x 10' 5" ( 3.45m to the back of cupboard x 3.17m )

Double-glazed window to rear, storage cupboard, emersion heater cylinder with water tanks above, and colonial door.

### **Bedroom Three**

10' 5" x 7' 10" ( 3.17m x 2.39m )

Double-glazed window to rear, access to the loft, and colonial door.

#### **Bathroom**

Double-glazed window to front, bath with mixer taps and a shower over, WC, wash hand basin, part tiled walls, inset spotlights, ceramic tiled flooring, and colonial door.

#### Front Garden

Driveway to the side of the property.

#### Rear Garden

Established rear garden with fruit tree. patio area and cold water tap.





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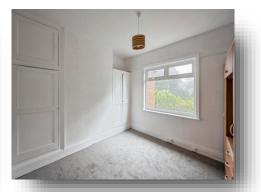
- Semi-detached house
- Three bedrooms
- Downstairs WC
- Driveway
- Close to local shops and other amenities

Tenure: Freehold EPC Rating: F

Council Tax Band: A

# £125,000









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Property Ref: SCT110402 - 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.



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