



Petaling, Burringham Road, Scunthorpe DN17 2AA

welcome to

Petaling Burringham Road, Scunthorpe

Detached two-bedroom bungalow on Burringham Road, Scunthorpe. Features a spacious lounge, conservatory, front driveway, double brick-built garage, and a generous rear garden with lawn, paving, and pebbled areas.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

11' 10" x 19' 11" (3.61m x 6.07m)
Double-glazed window to front, radiator, wall lights, and fireplace set in decorative surround.

Kitchen

14' 7" x 8' 10" (4.45m x 2.69m)
Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, electric oven, gas hob, integrated microwave, cooker hood, plumbing for a washing machine, radiator, double-glazed window, double-glazed door, and tiling to the walls,

Conservatory

Double-glazed windows around, and French double-glazed door leads to the rear garden,

Bedroom One

11' 10" x 9' 11" (3.61m x 3.02m)
Double-glazed doors leads into the conservatory, radiator, and access to the loft.

Bedroom Two

7' 10" x 10' 11" (2.39m x 3.33m)
Double-glazed window to side aspect, and radiator.

Bathroom

Double-glazed window to side aspect, wash hand basin, bath with shower over, radiator, and part tiled walls.

Separate Wc

WC and double-glazed window.

Garage

Brick built garage with a window and two garage doors.

Front Garden

Driveway, gates to rear garden and brick-built double garage, lawned and pebbled areas.

Rear Garden

Lawned, paved and pebbled areas, brick built double garage, and shrub beds.



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Petaling Burringham Road, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached two-bedroom bungalow
- Bathroom plus separate WC

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT111248 - 0003

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