





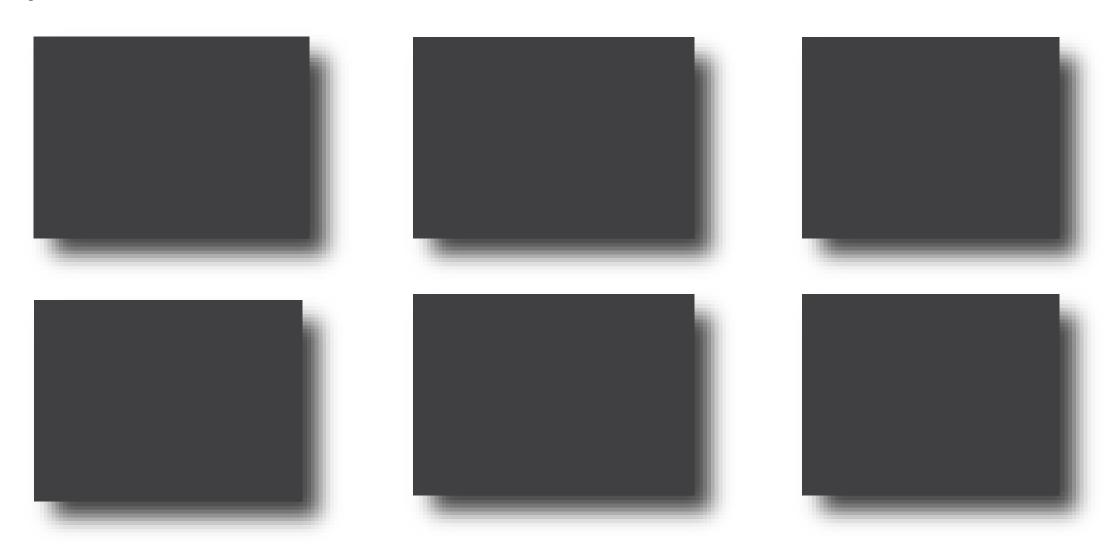




# welcome to

# **Ashby Road, Scunthorpe**

Semi-detached, 3-bedroom home situated in a popular residential location. In addition, this property offers inviting lounge, separate dining room, fitted kitchen, downstairs WC, three bedrooms, a bathroom and a shower room. Externally, we have a driveway, double garage and private rear garden.



### Lounge

12' x 3' 3" ( 3.66m x 0.99m ) Radiator, and double-glazed window to front.

## **Dining Room**

9' 4" x 13' 4" ( 2.84m x 4.06m ) Radiator, and double-glazed window to front.

#### Kitchen

19' x 8' 4" ( 5.79m x 2.54m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, radiator, and two double-glazed windows to side aspect.

## **Utility Room**

Door to side.

#### Cloakroom

WC and wash hand basin.

#### **Bedroom One**

9' 4" x 13' 1" ( 2.84m x 3.99m )

Double bedroom with radiator, and double-glazed window to front.

#### **Bedroom Two**

13' 4" x 10' 7" ( 4.06m x 3.23m )

Double bedroom with radiator, and double-glazed window to rear.

## **Bedroom Three**

8' 5" x 11' (2.57m x 3.35m)

Bedroom with radiator, and double-glazed window to rear.

## **Shower Room**

Shower, WC, wash hand basin, radiator, and double-glazed window to side.

## **Bathroom**

WC, wash hand basin, bath, and double-glazed window to front.

# **Outbuilding**

Double garage.

#### **Front Garden**

Driveway.

### **Rear Garden**

Lawned and paved areas.





## welcome to

# **Ashby Road, Scunthorpe**

- Semi-detached house
- Three bedrooms
- Downstairs WC
- Bathroom & shower room
- Driveway & Double garage in the rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £130,000

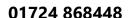






Property Ref: SCT111346 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.





W Common Gardens

Coogle



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

Please note the marker reflects the

postcode not the actual property

Cedar Medical Pract

Thornton Ave

Map data @2025

Medivet Ashby



williamhbrown.co.uk

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