







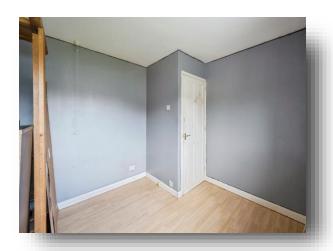


welcome to

Dewsbury Avenue, Scunthorpe

A three-bedroom semi-detached home on Dewsbury Avenue, Scunthorpe, offered with no onward chain. Featuring a fitted kitchen, lounge, conservatory, driveway, garage, and a private rear garden - ideal for families or first-time buyers.













Lounge

11' 4" x 18' 10" (3.45m x 5.74m) Double-glazed window to front, radiator.

Kitchen

12' 8" x 8' 8" (3.86m x 2.64m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, oven, hob, double-glazed window to rear, and a door to side,

Conservatory

Doors to side and double-glazed window to rear.

Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

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

Bedroom Two

9' 2" x 8' 11" max (2.79m x 2.72m max)

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

Bedroom Three

9' 8" x 6' 8" (2.95m x 2.03m)

Double-glazed window to front, radiator and a storage cupboard.

Bathroom

Bath, WC, wash hand basin, radiator, and double-glazed window to rear.

Outbuilding

Garage

Front Garden

Driveway and lawned area.

Rear Garden

Lawned and paved areas.





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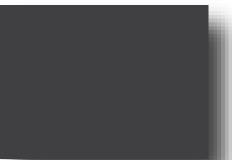
- Offered with no onward chain
- Three bedrooms
- · Driveway and garage for off-street parking
- Close to local schools, shops, and transport links
- Lounge and conservatory providing extra living space

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£115,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SCT111359 - 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.



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