









welcome to

4 Liscombe Court Barnstaple Road, SCUNTHORPE

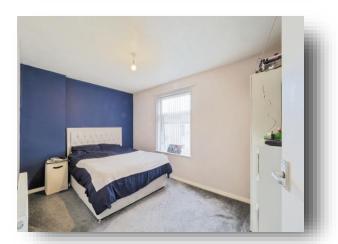
Modern three-bedroom semi-detached home in Liscombe Court, Scunthorpe, featuring a spacious lounge, fitted kitchen with appliances, downstairs WC, and low-maintenance paved gardens to the front and rear. Ideal for families or first-time buyers.

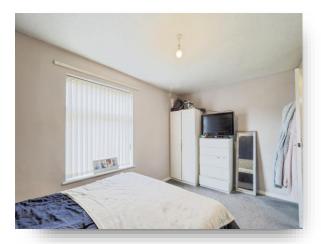












Lounge

10' 9" x 15' 9" (3.28m x 4.80m)

Double glazed windows to rear and front aspects, radiator.

Kitchen

15' 9" max x 10' 10" (4.80m max x 3.30m)

Fitted kitchen with wall and base units, work surfaces over, sink and drainer, oven, hob, radiator, plumbing for a washing machine, doors to rear, double-glazed window to front and rear.

Cloakroom

WC and wash hand basin.

Bedroom One

13' 11" x 9' 2" (4.24m x 2.79m)

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

Bedroom Two

9' 11" x 10' 10" (3.02m x 3.30m)

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

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.96m)

Double-glazed window to rear and a radiator.

Bathroom

Double-glazed window to rear, WC, wash hand basin, radiator, and a bath.

Front Garden

Paved area.

Rear Garden

Paved area.





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4 Liscombe Court Barnstaple Road, **SCUNTHORPE**

- Semi-detached house in a quiet residential court
- Three bedrooms
- Ground floor WC
- Ideal for first-time buyers or families
- Convenient location close to schools, shops, and transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000









postcode not the actual property

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Property Ref: SCT111394 - 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 quidance 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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