









# welcome to

# **Thornton Avenue, Scunthorpe**

A well-presented three-bedroom semi-detached home on Thornton Avenue, Scunthorpe, offering generous living space, a bright lounge, fitted kitchen, dining room, utility, downstairs WC, garage, and attractive front and rear garden













#### **Entrance Hall**

Single-glazed front entrance door, under stairs cupboard, double-glazed window, radiator, laminate flooring and coving to the ceiling.

## Lounge

12' 9" max x 12' 5" ( 3.89m max x 3.78m )

Two double-glazed windows, radiator, laminate flooring, double-glazed French doors open to the rear garden, colonial door and open fireplace set in surround.

## **Dining Room**

11' 11" x 9' 10" max ( 3.63m x 3.00m max )

Three double-glazed windows, radiator, laminate flooring, colonial door, and coving to the ceiling.

#### Kitchen

11' 4" max x 6' 3" ( 3.45m max x 1.91m )

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work tops, cooker hood, tiling to the walls, radiator, ceramic tiled flooring, double-glazed window to rear aspect, and coving to the ceiling.

## **Utility Room**

Plumbing for a washing machine, central heating boiler, double-glazed window, two double-glazed doors, work tops, wall and base cupboards, heated towel rail, tiling to the walls, heated towel rail and ceramic tiled flooring.

## Landing

Stairs from entrance hallway, double-glazed window, and loft access.

## **Bedroom One**

11' 8" excluding recess x 10' 4" excluding door recess ( 3.56m excluding recess x 3.15m excluding door recess ) Three double-glazed windows, radiator, coving to the ceiling and colonial door.

#### **Bedroom Two**

10' 7" excluding door recess x 9' 11" ( 3.23m excluding door recess x 3.02m )

Three double-glazed windows, radiator, air conditioning with radiator, coving to the ceiling and colonial door.

#### **Bedroom Three**

8' 5" max x 8' 2" ( 2.57m max x 2.49m )

Double-glazed window, built in wardrobe, radiator, laminate flooring, colonial door and coving to the ceiling.

#### Bathroom

Double-glazed window, bath with mixer taps and shower over, wash hand basin, WC, tiling to the walls, heated towel rail, cushion flooring and colonial door.

#### Front Garden

Lawned garden with a driveway which leads to the garage.

#### Rear Garden

Lawned rear garden with patio area and timber fencing forming boundary.

## **Outbuilding**

Garage.

## **Agents Note:**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.





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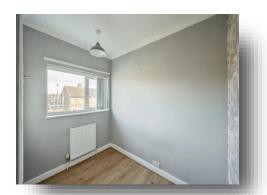
# **Thornton Avenue, Scunthorpe**

- Semi-detached home
- Three-bedrooms
- Utility room and downstairs WC
- Driveway and garage
- Lawned rear garden with patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £145,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SCT111391 - 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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