



Thornton Avenue, Scunthorpe DN16 2BA

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.



view this property online williamhbrown.co.uk/Property/SCT111391



welcome to

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

view this property online [williamhbrown.co.uk/Property/SCT111391](https://www.williamhbrown.co.uk/Property/SCT111391)



Property Ref:
SCT111391 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)