



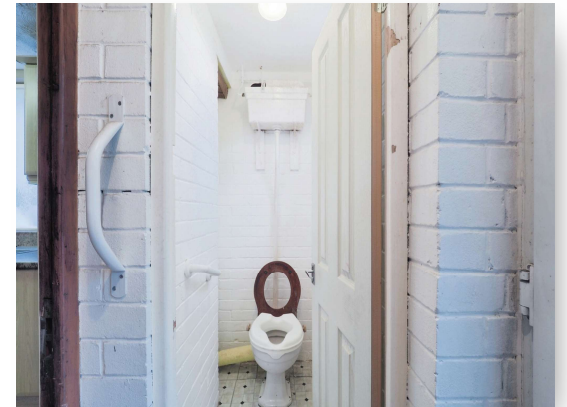
**Enderby Road, Scunthorpe DN17 2HB**



**welcome to**

**Enderby Road, Scunthorpe**

Well-presented three bedroom semi-detached family home in popular residential location. This home is well positioned near numerous amenities. Briefly comprising; entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen, conservatory and three bedrooms complimented by a bathroom.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Double glazed door to the side and cushion flooring.

## Entrance Hall

Double glazed door, understairs cupboard, double glazed window, radiator and coving to the ceiling.

## Cloakroom

Having a WC, single glazed window and cushion flooring.

## Lounge

12' 2" max x 11' 11" ( 3.71m max x 3.63m )  
Double glazed patio doors leading into conservatory, gas fireplace set in wood effect surround back and hearth, coving to the ceiling and wood/glazed panel door.

## Dining Room

13' 1" x 10' 1" max ( 3.99m x 3.07m max )  
Two double glazed windows, radiator and coving to the ceiling.

## Kitchen

11' 1" x 7' 7" ( 3.38m x 2.31m )  
Fitted kitchen with wall and base units, double glazed window, sink and drainer, work surfaces, cooker-hood, plumbing for a washing machine, radiator, wood/glazed panel door and cushion flooring.

## Conservatory

Conservatory with uPVC construction, lights and radiator.

## Landing

Having stairs from entrance hall, double glazed window to the front and loft access.

## Bedroom One

13' 1" x 12' 4" max ( 3.99m x 3.76m max )  
Two double glazed windows, radiator, colonial door and coving to the ceiling.

## Bedroom Two

12' 3" max x 8' 10" excluding door recess ( 3.73m max x 2.69m excluding door recess )  
Double glazed window, radiator, colonial door and coving to the ceiling.

## Bedroom Three

8' 10" x 8' 6" ( 2.69m x 2.59m )  
Double glazed window to the front, radiator, colonial door and coving to the ceiling.

## Bathroom

Double glazed window, radiator, bath with shower over, wash hand basin, WC, tiling to the walls, coving to the ceiling, colonial door, cushion flooring and cupboard housing the central heating boiler.

## Outside Front Garden

Established laid to lawn front garden with driveway.

## Rear Garden

Laid to lawn rear garden.



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## Enderby Road, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well-presented semi-detached family home
- Well positioned close to a variety of amenities such as shops and transport links

Tenure: Freehold EPC Rating: C

guide price

**£95,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SCT110214 - 0004

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william h brown



**01724 868448**



[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)