







welcome to

Philips Crescent, Scunthorpe

Semi-detached, 3-bedroom home situated in a popular residential location. In addition, this property offers inviting lounge, separate dining room, fitted kitchen, three bedrooms serviced by a bathroom. Externally, we have a driveway, garage and private rear garden.













Lounge

14' 6" max x 11' 10" (4.42m max x 3.61m) Double-glazed window to front, radiator, and electric fireplace.

Dining Room

11' 2" x 10' (3.40m x 3.05m) Radiator and patio doors.

Kitchen

13' 1" x 6' 11" (3.99m x 2.11m)

Fitted kitchen with wall and base cupboards, worksurfaces sink and drainer unit, double-glazed window to rear aspect, and door to side.

Bedroom One

12' 11" max x 11' 10" (3.94m max x 3.61m) Double bedroom with radiator and double-glazed window to front.

Bedroom Two

11' 11" to wardrobe x 9' 6" (3.63m to wardrobe x 2.90m) Double bedroom with fitted wardrobe, radiator and double-glazed window to rear.

Bedroom Three

6' 5" \times 8' 4" (1.96m \times 2.54m) bedroom with radiator and double-glazed window to front.

Bathroom

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

Garage Front Garden

Driveway

Rear Garden

Lawned area, paved area.





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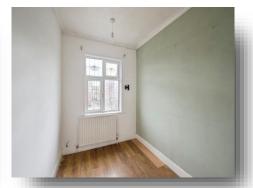
- Semi-detached house
- Three bedrooms
- Driveway & Garage
- Ideal for wide range of buyers
- Situated in a popular residential area with local amenities close by

Tenure: Freehold EPC Rating: D

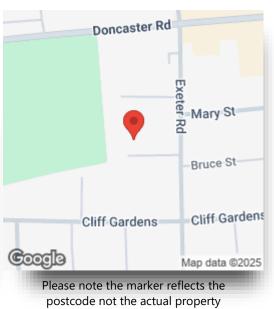
Council Tax Band: B

£175,000









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Property Ref: SCT111320 - 0003 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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