



Thornton Avenue, Scunthorpe DN16 2BA

welcome to

Thornton Avenue, Scunthorpe

A well-presented three-bedroom semi-detached home in Lincoln Gardens with lounge, dining room, granite-topped kitchen, conservatory, three bedrooms, family bathroom, generous rear garden and parking for multiple vehicles.



Entrance Hall

Double-glazed front entrance door, under stairs cupboard, double-glazed window to front, and a radiator.

Cloakroom

WC, wash hand basin, double-glazed window, radiator.

Lounge

Double-glazed three windows to front aspect, gas fireplace and a radiator.

Dining Room

Three double-glazed windows, radiator, cupboard housing central heating boiler and double-glazed patio doors leads to the conservatory.

Kitchen

Modern fitted kitchen with the range of wall and base units, stainless-steel sink and drainer, black granite work tops, electric oven and gas hob, cooker hood, plumbing for the washing machine, door to the garden, and double-glazed window.

Conservatory

UPVC construction conservatory with lights.

Landing

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

Bedroom One

Three double-glazed windows, storage cupboard made into wardrobe, and a radiator

Bedroom Two

Double-glazed window, storage cupboard made into wardrobe, and a radiator

Bedroom Three

Double-glazed window, and a storage cupboard made into wardrobe.

Bathroom

WC, wash hand basin with vanity unit, bath with mixer taps with the shower over, heated towel rail and double-glazed window to side aspect.

Front Garden

Driveway.

Rear Garden

Good sized laid to lawn garden with brand new timber shed, patio and gravelled areas. and brand new timber with kick board fencing forming boundary.



check out more properties at williamhbrown.co.uk



welcome to

Thornton Avenue, Scunthorpe

- Three-bedroom semi-detached home
- Conservatory overlooking the garden
- Good-sized rear garden
- Parking for multiple cars
- Located in the desirable Lincoln Gardens area

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111579 - 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.

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.



01724 868448

scunthorpe@williamhbrown.co.uk

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

williamhbrown.co.uk