



9 Sturton Villas, Scawby, DN20 9DH
£169,995

The Property Perspective

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We are delighted to offer for sale this extended semi detached house located in the popular village of Scawby with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property has undergone a programme of improvements. There is gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus a 4 piece bathroom and shower room. Items of note include wood burning stove to lounge and conservatory to the rear. There are ample sockets and media points. The property is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, conservatory and shower room. There are 3 bedrooms plus a 4 piece bathroom off the first floor landing.

The property has an impressive plot with parking for a number of vehicles plus and over sized garage with power and light. Gardens are laid mainly to lawn and decking.

Tenure - Freehold
Council Tax - Band A

The current owners have relocated the bathroom to what was bedroom 3 and created a new bedroom 3 in what was the bathroom. We do not believe that building regulations consent was applied for. The property is priced on this basis. You should make your legal representative aware of this position prior to legal commitment.

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 13'10"(max) x 13'1"(max) (4.24m(max) x 4.00m(max))

With wood burning stove, feature bay window, built in units and laminate flooring.

Breakfast Kitchen 16'3" x 7'10" (4.96m x 2.41m)

A light dual aspect room having a comprehensive range of modern wall and base units with complementing granite worktops and tiling plus laminate breakfast bar. With oven, hob, hood, dishwasher and fridge freezer. With laminate flooring, recessed spot lights plus access to larder.

Conservatory 11'2"(max) x 10'0"(max) (3.41m(max) x 3.05m(max))

With laminate flooring.

Shower Room 7'4"(max) x 4'0"(max) (2.24m(max) x 1.24m(max))

Having modern sanitary ware with tiling, vanity, ladder radiator and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 10'4" x 9'9" (3.16m x 2.98m)

With fitted carpets.

Bedroom 2 11'6" x 8'4" (3.51m x 2.56m)

With fitted carpets

Bedroom 3 6'0" x 5'6" (1.84m x 1.69m)

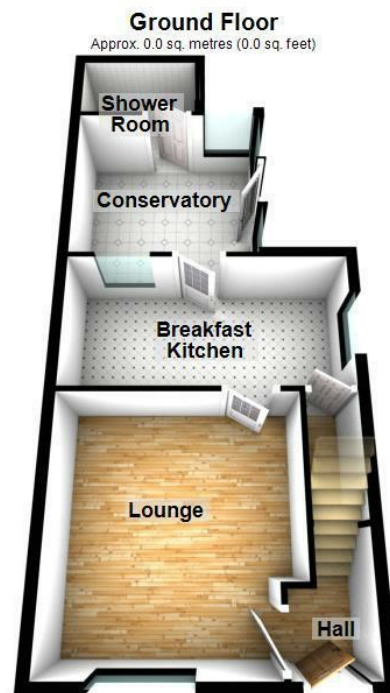
With fitted carpets.

Bathroom 8'5" x 7'4" (2.58m x 2.24m)

Having a modern 4 piece suite with separate shower and bath plus tiling, vanity, feature radiator and vinyl flooring.

EXTERNAL

The property has an impressive plot with parking for a number of vehicles plus and over sized garage with power and light. Gardens are laid mainly to lawn and decking.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)