



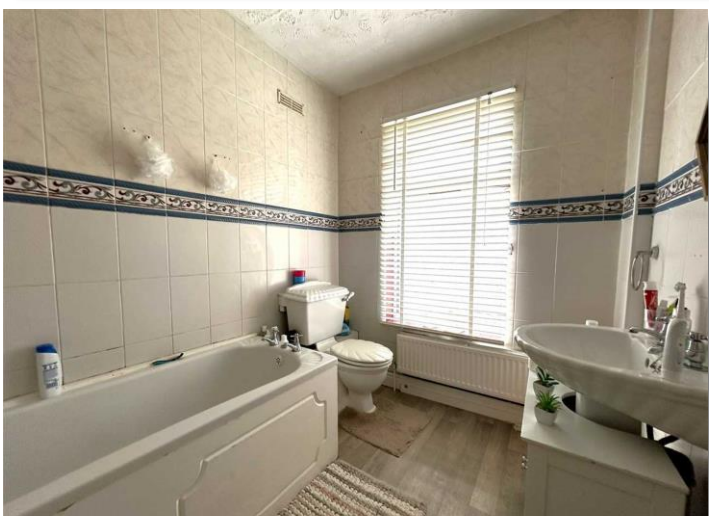
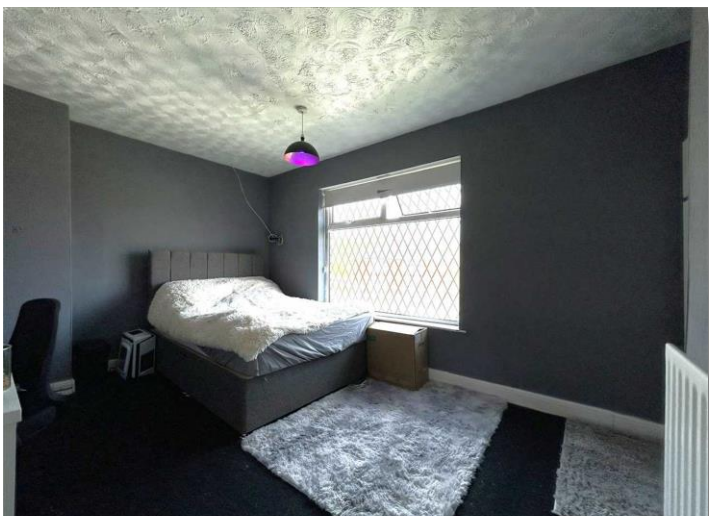
13 Bottesford Avenue, Ashby, DN16 3EW

New £110,000



- Perfect Investment
- Close to Local Amenities
- Two Double Bedrooms
- Off Road Parking
- uPVC Double Glazing & Gas Central Heating
- Cul De Sac Location
- Dining Kitchen
- Large Garden
- Recently Rewired
- New Roof Under Guarantee

Bell Watson Estate Agents welcome to the market this fantastic investment opportunity or first time purchase situated in a quiet cul-de-sac location in the convenient Ashby area. This semi detached property does require some modernisation and a bit of TLC and briefly comprises, entrance hall, lounge and dining kitchen, with the first floor providing two double bedrooms and a family bathroom. There is a large rear garden and off road parking to the front.



LOCATION

Bottesford Avenue is a quiet cul de sac location and is within walking distance of local amenities. This area of Ashby is conveniently located for the main employment and shopping areas of Scunthorpe and provides easy access to the national motorway network via the A18.

ACCOMMODATION

Arranged over two floors and comprises

ENTRANCE HALL

Enter the property via the uPVC front door into an entrance area having a light fitting to the ceiling, a central heating radiator and stairs to the first floor. and internal door opens to the lounge.

LOUNGE 4.23m (13' 11") x 3.96m (13' 0")

A front facing lounge enjoying a feature electric fire. There is a uPVC double glazed window, a large under stair storage cupboard, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

DINING KITCHEN 4.93m (16' 2") x 2.40m (7' 10")

A bright and spacious dining kitchen provides a range of high and low level units fitted with work tops having tiled splash backs. A 1.5 stainless steel sink with chrome mixer tap sits under a uPVC double glazed window with rear garden outlook. There is an integrated electric oven and gas hob with built in extractor over and under counter recess with plumbing for a washing machine. The dining area provides space for a table and free standing fridge freezer having a central heating radiator, a uPVC double glazed window to the side aspect, a fitted breakfast bar, a light fitting to the ceiling and tile effect cushion flooring. The Alpha combination boiler is located here.

LANDING

Climb the carpeted stairs to the first floor landing having a uPVC obscure double glazed window to the side elevation and light fitting to the ceiling.

BEDROOM ONE 4.93m (16' 2") x 3.21m (10' 6")

Having a uPVC glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.46m (11' 4") x 2.84m (9' 4")

Also double in size having a uPVC double glazed window to the rear elevation, pendant light to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.55m (8' 4") x 1.95m (6' 5")

A fully tiled bathroom provides a bath with electric shower over, a pedestal wash basin and low flush WC. There is a uPVC obscure double glazed window to the rear elevation, a light fitting to the ceiling, a central heating radiator and wood effect cushion flooring.

OUTSIDE

The front garden is predominately hard standing providing off road parking with a shared access driveway. The rear garden is mainly laid to lawn and fully enclosed via fencing. There is a patio at the rear of the property with a timber shed having raised decking and gravel area to the bottom of the garden.

FIXTURES AND FITTINGS

All built in appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax banding for this property is Band A as confirmed by North Lincolnshire Council



PROPERTY MISDESCRIPTION

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