



1 Malvern Road, SCUNTHORPE, DN17 1EL

New £210,000



- Well Presented
- Modern Kitchen
- Ground Floor WC
- Detached Garage
- uPVC Double Glazing
- Two Reception Rooms
- Modern Bathroom
- Off Road Parking
- Gas Central Heating

Bell Watson Estate Agents are delighted to market for sale this traditional semi detached property situated within the Old Brumby area of Scunthorpe. The property has been well maintained and comprises, entrance hall, two reception rooms, a modern kitchen and WC to the ground floor with the first floor providing three bedrooms and a large four piece family bathroom. Outside you will find off road parking, front and rear gardens and a detached garage.



LOCATION

Situated within the desirable residential area of Old Brumby, and within walking distance of the town centre and the local shopping district of Ashby High Street.

ACCOMMODATION

Well maintained and presented throughout.

HALLWAY 4.62m (15' 2") x 2.12m (6' 11")

Enter the property via the uPVC front door into a spacious entrance hall having coving and a pendant light to the ceiling, a central heating radiator, a timber framed stained glass window to the side aspect, an under stairs cupboard and carpeted flooring.

LOUNGE 4.27m (14' 0") x 3.65m (12' 0")

Enjoying a large uPVC double glazed window to the front aspect and a gas fire. There is a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

KITCHEN 5.36m (17' 7") x 2.23m (7' 4")

A modern kitchen provides a range of wall and base units fitted with complementary worktops having tiled splash backs and incorporates an integrated double oven, gas 5 ring burner with stainless steel extractor over and a ceramic 1.5 sink with chrome mixer tap. There is a recess for a free standing fridge freezer, an under counter recess with plumbing for a washing machine and dishwasher with cupboard fronts for a cleaner finish. There are two light fittings to the ceiling, a central heating radiator, two uPVC double glazed windows to the side aspect and tiled flooring.

DINING ROOM 3.94m (12' 11") x 3.48m (11' 5")

Having a light fitting and coving to the ceiling, a central heating radiator, carpeted flooring and uPVC double glazed sliding patio doors opening to the rear garden.

REAR HALL 1.90m (6' 3") x 0.87m (2' 10")

Providing built in cupboards with a uPVC double glazed window to the rear aspect, a light fitting to the ceiling, tiled flooring and external uPVC door.

GROUND FLOOR WC 1.68m (5' 6") x 0.79m (2' 7")

Located under the stairs fitted with a low flush WC and vanity wash basin with chrome mixer tap. There is a light fitting to the ceiling, and a uPVC obscure double glazed window to the side aspect.

LANDING

Climb the carpeted stairs to the first floor landing having a uPVC double glazed window to the side elevation. There is a light fitting, coving and loft access to the ceiling and carpet to the floor.

BEDROOM ONE 5.27m (17' 3") x 3.25m (10' 8")

Providing a range of built in bedroom furniture having a uPVC double glazed bay window to the front elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.97m (13' 0") x 3.51m (11' 6")

Providing a built in wardrobe. There is a uPVC double glazed window to the rear elevation, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.13m (7' 0") x 2.26m (7' 5")

To the front of the property with a uPVC double glazed window, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.71m (8' 11") x 2.19m (7' 2")

A modern four piece suite comprises a bath with tiled surround, a vanity combination unit incorporating a wash basin, WC, counter tops and storage cupboards and a fully tiled shower enclosure with mains shower. There are spotlights and coving to the ceiling, a uPVC obscure double glazed window to the rear elevation, a chrome central heated towel rail and click tile flooring.

OUTSIDE

The front of the property provides a small lawned garden with a flowerbed surround and a block paved driveway leading to the detached garage. The rear garden is fully enclosed offering a flagged patio area, lawn with flowerbed borders, an outside water tap and lighting. The garage is detached having an electric roller door to the front and a uPVC double glazed window and access door to the side.

FIXTURES AND FITTINGS

All integrated 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. The modern Viessmann combination boiler can be located in the kitchen.

COUNCIL TAX

The Council Tax band on this property is Band C as confirmed by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

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