



37 Comforts Avenue, SCUNTHORPE, DN15 6PN

New £175,500



- Extended to the Rear
- Ample Off Road Parking & Garage
- Recently Replaced Roof
- uPVC Double Glazing
- Modern Kitchen & Bathroom
- Large Rear Garden
- Two Reception Rooms
- Modern Gas Combination Boiler
- Well Proportioned Accommodation

Bell Watson Estate Agents are pleased to market for sale this well proportion and extended THREE bed semi detached family home in a convenient location of Scunthorpe. The property benefits having have a recently replaced roof and larger than average rear garden with ample off road parking to the front, detached garage and timber framed workshop. Internally the property briefly comprises a front facing lounge, open plan sitting room, kitchen and dining room and a ground floor WC. The first floor is served by Three bedrooms and a family bathroom.



LOCATION

Situated within a residential location of Scunthorpe and within walking distance of the town centre, bus station and train station.

ACCOMMODATION

With a ground floor extension and arranged over two floors.

ENTRANCE

Enter via the uPVC door located to the side of the property into an entrance space to the foot of the carpeted stairs leading to the first floor.

LOUNGE 3.54m (11' 7") x 3.62m (11' 11")

Situated to the front of the property and enjoys dual aspects via the uPVC double glazed windows to the front and side. There is a recess fitted with an electric fire, a light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

SITTING ROOM 3.69m (12' 1") x 3.62m (11' 11")

Having a uPVC double glazed window to the side aspect, an open fire recess with cast iron wood burner, a pendant light to the ceiling, a central heating radiator and a large under stairs walk in storage cupboard with lighting. The wood effect laminate flooring continues through to the kitchen and dining area.

KITCHEN 5.76m (18' 11") x 2.28m (7' 6")

A well appointed high gloss kitchen is fitted with a range of wall and base units having butcher block effect counter tops and tiled splash backs. The kitchen incorporates a built in electric oven, ceramic induction hob with a stainless steel extractor over, a fridge, freezer and dishwasher. There is an under counter recess and plumbing for a washing machine, a stainless steel sink with chrome mixer tap that sits under a uPVC double glazed window with rear garden outlook, spot lighting to the ceiling and a central heating radiator.

DINING AREA 4.53m (14' 10") x 1.89m (6' 2")

Having two uPVC double glazed windows to the side aspect, two Velux windows and spot lights to the ceiling and uPVC double glazed french doors opening to the rear garden and a central heating radiator.

GROUND FLOOR WC

Fitted with a close coupled WC and wall mounted wash basin. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the side aspect, a chrome central heated towel rail and wood effect laminate flooring. There is a built in hidden cupboard providing access to the meter points.

LANDING

Climb the carpeted stairs to the first floor landing having a central heating radiator, spot lighting and pull down ladder loft access to the ceiling.

BEDROOM ONE 3.58m (11' 9") x 3.62m (11' 11")

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

BEDROOM TWO 3.68m (12' 1") x 2.61m (8' 7")

Having a bow uPVC double glazed window to the side elevation, a light fitting with fan to the ceiling, a central heating radiator and carpeted flooring. There is a large built in cupboard housing the Ideal gas combination boiler.

BEDROOM THREE 2.82m (9' 3") x 2.32m (7' 7")

To the rear of the property having a uPVC double glazed window, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM

A stylish and fully tiled family bathroom incorporates a P shaped bath having a mains shower with rainfall shower head over, a pedestal wash basin with chrome mixer tap and a close coupled WC. There is a uPVC obscure double glazed window to the side elevation, a chrome central heated towel rail, spot lights to the ceiling and cushion flooring.

OUTSIDE

The rear garden is fully enclosed via fencing having a large flagged patio and lawned area. There is a timber construction workshop with double doors and windows. There is multiple vehicle parking to the front of the property leading to the detached sectional garage with up and over door to the front and an access door and windows 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.

COUNCIL TAX

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



PROPERTY MISDESCRIPTION

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