



186 Ashby Road, SCUNTHORPE, DN16 2AP

New £155,000



- Full Refurb Required
- Two Reception Rooms
- Well Proportioned Rooms Throughout
- Front & Rear Gardens
- Gas Central Heating
- Huge Potential
- Four Double Bedrooms
- Ground Floor WC
- Off Road Parking

Bell Watson Estate Agents bring to the market this **FOUR BEDROOMED** semi detached family home in need of full refurbishment but offering a huge amount of potential. The property benefits having a porch, hallway, **TWO RECEPTION ROOMS**, kitchen, pantry, ground floor WC, four double bedrooms, a family bathroom, front and rear gardens and off road parking!



## **LOCATION**

Situated within the desirable residential area of Scunthorpe, and within walking distance of local schools, colleges, Central Park and the local shopping district of Ashby High Street.

## **ACCOMMODATION**

Arranged over two floors and requires full refurbishment. Timber framed double glazing and gas central heating throughout.

## **PORCH**

Tiled flooring and pendant light to the ceiling.

## **HALLWAY**

With a central staircase leading to the first floor.

## **LOUNGE 4.39m (14' 5") x 3.63m (11' 11")**

## **DINING ROOM 3.62m (11' 11") x 4.31m (14' 2")**

## **REAR HALL**

Leading to the kitchen, pantry and back door.

## **KITCHEN 3.51m (11' 6") x 3.04m (10' 0")**

## **PANTRY**

## **WC**

Located off the central hall.

## **LANDING**

## **BEDROOM ONE 4.31m (14' 2") x 3.63m (11' 11")**

## **BEDROOM TWO 3.64m (11' 11") x 3.03m (9' 11")**

## **BEDROOM THREE 3.03m (9' 11") x 3.29m (10' 10")**

## **BEDROOM FOUR 2.77m (9' 1") x 2.58m (8' 6")**

## **BATHROOM 3.60m (11' 10") x 1.92m (6' 4")**

## **OUTSIDE**

Gardens to the front and rear and ample off road parking.

## **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 C as confirmed by North Lincolnshire Council.



#### PROPERTY MISDESCRIPTION

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