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101 CLIFF GARDENS
SCUNTHORPE
North Lincolnshire DN15 7BJ

PRICE £229,950 - Freehold



BELL WATSON are please to bring to the market this extended, traditional bay fronted detached house situated in a much sought after and established residential area of Scunthorpe. This family home boasts fantastic living space and comprises, entrance hallway, forward facing lounge, further reception room to the rear, fitted kitchen, conservatory, along with two double bedrooms and a family bathroom to the first with a further double bedroom with en-suite wc to the second floor. Externally the property offers extensive off road parking space by way of a block paved driveway which leads to a detached double length garage and a larger than average garden to the rear of the property.

Viewings are strongly recommended to avoid disappointment.

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LOCATION

Located within a popular and sought-after residential area of Scunthorpe close to Scunthorpe General Hospital. Within easy reach of this property are local primary and senior schools, Supermarkets, retail parks and the town centre. There is a regular bus route into the centre of Scunthorpe, the train station is approximately 0.5 miles away and easy access to the M180 motorway link makes the location ideal for commuting.



ACCOMMODATION

Arranged over three floors and comprises

ENTRANCE HALL

Enter the property through a PVCu obscure, double glazed front door into a hallway fitted with laminate flooring, feature obscure glazed window to side aspect, under stair cupboard plus walk in under stair pantry/utility space with plumbing for washing machine. Coving and light fitting to ceiling. With internal doors leading to both reception rooms and kitchen



LOUNGE 4.51m (14' 10") x 3.67m (12' 0")

A bright forward facing living space with five sectional double glazed PVCu traditional bay window. Electric fire sat upon marble effect hearth with wood surround. 1970's stained glass feature brick wall. Skirting central heating, coving and light fitting to ceiling with alcove wall lighting and carpeted flooring.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

ADDITIONAL RECEPTION ROOM 6.47m (21' 3") x 3.50m (11' 6")

An extended second reception room with 1970's stained glass feature brick wall, electric fireplace with wood surround, skirting board heating, coving and light fitting to ceiling. Sliding PVCu double glazed patio doors to conservatory. Carpeted flooring and brick archway leading to kitchen



KITCHEN 4.98m (16' 4") x 2.04m (6' 8")

A modern and stylish high gloss kitchen boasts wall and base units with marble effect counter tops fitted with 1 1/2 composite sink with right hand drainer, chrome mixer tap and tiled splash backs. Integrated under counter fridge freezer and dishwasher. Integrated electric oven, ceramic induction hob with extractor over. Feature brick wall with glass window insert through to second reception room. Coving and light fittings to ceiling, central heating radiator, laminate flooring and double glazed PVCu window to side aspect. PVCu double glazed external door leading to



CONSERVATORY 5.12m (16' 10") x 2.55m (8' 4")

This additional space is fitted with tiled flooring, central heating radiator, lighting and electricity and currently provides a fantastic dining area enjoying views of the rear garden.



FIRST FLOOR

LANDING

Carpeted with central heating radiator, coving and light fitting to ceiling with PVCu double glazed windows to the front and side elevation. Internal doors leading to two double bedrooms, family bathroom and further staircase to third floor



BEDROOM ONE 4.51m (14' 10") x 3.33m (10' 11")

With PVCu double glazed five sectional traditional bay window to front elevation and provides fully fitted bedroom furniture, coving and light fitting to ceiling, central heating radiator and carpeted flooring.



BEDROOM TWO 3.77m (12' 4") x 3.33m (10' 11")

Provides rear views from the PVCu double glazed window. Fully fitted wardrobes, central heating radiator, coving and light fitting to ceiling with carpeted flooring.



BATHROOM 2.88m (9' 5") x 2.01m (6' 7")

A fully tiled modern four piece suite benefiting corner cubicle with electric shower, close couple wc, double ended bath tub with chrome mixer and shower head fitting tap. Pedestal wash basin with chrome fountain mixer tap and a wall mounted mirrored cabinet over. Cushion flooring, central heating radiator and PVCu obscure double glazed window to rear.



THIRD FLOOR

With built in store cupboard leading to the

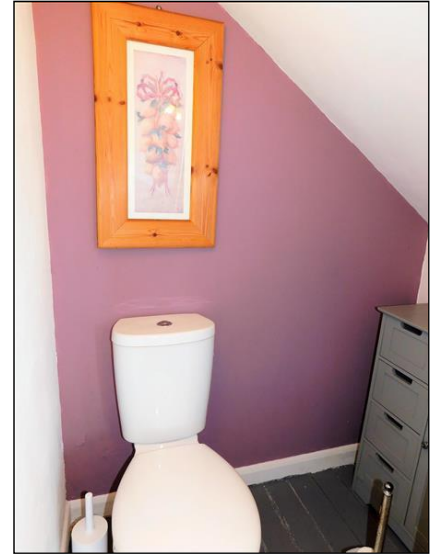
THIRD DOUBLE BEDROOM 4.18m (13' 9") x 3.67m (12' 0")

With vanity sink and offers dual aspect PVCu double glazed window to the rear, original painted floorboards, central heating radiator and light fitting to ceiling.



EN-SUITE WC

Close coupled wc, lighting and painted floorboards



GARAGE 8.61m (28' 3") x 2.98m (9' 9")

A timber double length garage with two PVCu double glazed windows provides lighting and electricity.



OUTSIDE

Approach the property via a large block paved driveway providing parking for multiple vehicles which lead to the detached garage. To the rear boasts a larger than average, enclosed via fencing and hedges landscaped garden. This mature and well-maintained garden is cleverly split into sections providing patio, BBQ and lawned areas with beautiful flower beds surrounding. A brick built store cupboard is situated down the side of the property housing the Ideal combination boiler.



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SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The hot water and central heating are provided by way of the Ideal gas combi boiler which can be located in the brick out house to the side of the property.

FIXTURES AND FITTINGS

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

COUNCIL TAX

The Council Tax Banding for this property is 'Band C' as confirmed to us by North Lincolnshire Council.

Energy Performance Certificate

PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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