



## **51 Sorrel Way, Scunthorpe, DN15 8PL**

- Mid terrace (of 4) modern 2 bed house • 1 Car parking spaces in front • Brick paved cul-de-sac • PVC double glazing • Gas central heating • Convenient for Skippingdale & Gallagher, retail parks, orbital route, bus route, etc. •

## **Accommodation (room sizes approx. only)**

### **Entrance PORCH**

**Entrance HALL** with radiator.

**KITCHEN (2.6m x 2.4m)** units, vinyl flooring, front outlook, sink, oven, hob, radiator.

**LOUNGE (4.3m x 4.1m)** coving, staircase off, patio doors to rear (east), TV point, and radiator.

**LANDING** with access to roof space.

**BATHROOM (1.8m x 1.8m)** bath, wash basin, WC, tiling and radiator.

**Front BEDROOM (2.4m x 3.5m)** radiator.

**Rear BEDROOM (3.2m x 3.1m)** radiator, cylinder cupboard.

**OUTSIDE** 1 car forecourt parking at front. Rear garden with pedestrian access.

### **SERVICES (not tested)**

Mains water, electricity, drainage and gas

Gas fired central heating to radiators

### **LOCAL AUTHORITY**

North Lincolnshire Council

### **COUNCIL TAX**

Band 'A' (on-line enquiry)

### **TENURE**

Freehold assumed

## **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684

### **TERMS:**

To let under the terms of an Assured Shorthold Tenancy for a minimum period of 6 months, subject to contract and credit checks etc.

Bond £750



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