



- Semi-Detached House
- 3 Bedrooms
- 20ft6 Lounge/Diner
- Fitted Kitchen
- Off Street Parking
- Garage
- Chain Free
- Close To Amenities

Ferry Road, Scunthorpe, DN15 8EB,
£150,000





Offered for sale with NO ONWARD CHAIN within close proximity to a wide range of amenities and motorway links, this semi detached house is a fantastic opportunity to add your own stamp to a property. The accommodation currently comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge/diner and kitchen. Outside the property has off street parking, garage, front/rear gardens and an outside WC. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B.



Hall

Having uPVC double glazed door to front aspect, uPVC double glazed window to side aspect, radiator and stairs rising to first floor with understairs storage cupboard.

Lounge Diner

12' 8" max x 20' 6" max (3.86m x 6.24m)

Having uPVC double glazed windows to front and rear aspects, 2 radiators, coved ceiling and feature fireplace.

Kitchen

9' 4" max x 12' 2" max (2.84m x 3.71m)

Having uPVC double glazed window to rear aspect, uPVC double glazed door to side aspect, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit, oven, hob and extractor, space for white goods and radiator.

First Floor Landing

Having uPVC double glazed window to side aspect and access to loft (with loft ladder, boarded and electric).

Bedroom 1

12' 1" x 13' 3" (3.68m x 4.04m)

Having uPVC double glazed window to front aspect, radiator and built-in furniture.

Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m)

Having uPVC double glazed window to rear aspect, radiator and built-in furniture.

Bedroom 3

6' 3" x 9' 1" (1.90m x 2.77m)

Having uPVC double glazed window to front aspect, radiator and over stairs storage cupboard.

Bathroom

9' 2" x 5' 1" (2.79m x 1.55m)

Having uPVC double glazed windows to side and rear aspects, radiator, corner bath, corner shower cubicle, low level WC and wash hand basin.

Outdoor WC

2' 4" x 3' 8" (0.71m x 1.12m)

Having window to side and low level WC.

Outside Front

A hardstanding area to the front provides off street parking for numerous vehicles with gated access to a garage. There is also a lawned garden.

Garage

9' 0" x 18' 6" (2.74m x 5.63m)

Outside Rear

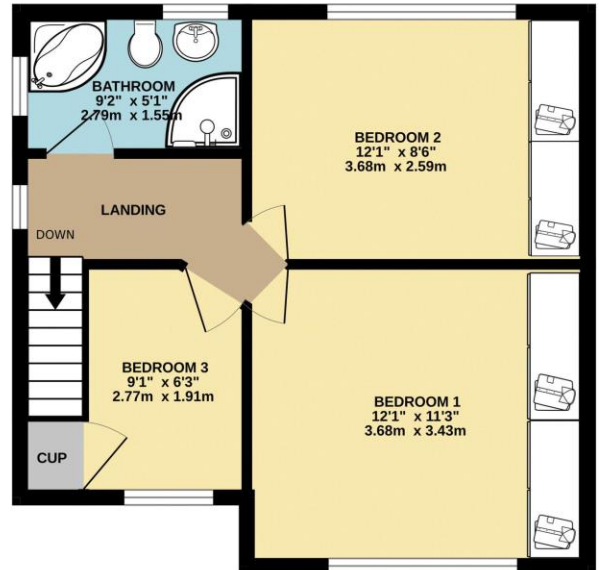
The rear garden is mainly laid to lawn with a fenced surround.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE