



- Detached Family Home
- 3 Double Bedrooms
- 19ft8 Lounge/Diner
- Ground Floor WC & Utility Space

- Bathroom with 4 Piece Suite
- Off Street Parking
- Garage
- Corner Plot in Popular Location

Morecambe Avenue, DN16 3JG,
£199,999





Available to purchase with NO ONWARD CHAIN in this sought after location, Starkey&Brown are delighted to offer for sale this detached family home on Morecambe Avenue. The property stands well on a corner plot and internally comprises of 3 well proportioned DOUBLE bedrooms and family bathroom to the first floor, whilst downstairs boasts a generous size entrance hall, dual aspect 19ft8 lounge/diner, kitchen, utility and ground floor WC. Additional benefits include uPVC double glazing, gas central heating, off street parking and a garage. The property has lawned gardens to the front and side aspects, with a low maintenance rear garden. Fantastic schools and amenities are available nearby, call today to view! Freehold. Council tax band: C



Entrance Hall

Having door to the side aspect, radiator, coved ceiling, storage cupboard and stairs rising to the first floor with under stairs storage cupboard.

Lounge/Diner

19' 8" max x 13' 9" max (5.99m x 4.19m)

Having three uPVC double glazed windows to the front aspect, uPVC double glazed window to the side aspect, three radiators, feature fireplace and coved ceiling.

Kitchen

10' 5" max x 14' 1" (3.17m x 4.29m)

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

Utility

5' 5" x 3' 7" (1.65m x 1.09m)

Having door to the rear aspect, uPVC double glazed window to the side aspect and worktop with space beneath.

WC

5' 5" x 2' 0" (1.65m x 0.61m)

Having uPVC double glazed window to the side aspect and low level WC.

First Floor Landing

Having uPVC double glazed window to the side aspect and access to the loft.

Bedroom 1

9' 5" x 12' 10" (2.87m x 3.91m)

Having uPVC double glazed windows to the front and side aspects, coved ceiling and radiator.

Bedroom 2

9' 5" x 10' 8" (2.87m x 3.25m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 3

9' 6" max x 10' 6" max (2.89m x 3.20m)

Having uPVC double glazed windows to the front and side aspects and radiator.

Bathroom

9' 2" x 6' 3" (2.79m x 1.90m)

Having uPVC double glazed windows to the rear and side aspects, bath, separate shower with rainfall shower, wash hand basin, low level WC, coved ceiling, radiator and linen cupboard housing gas central heating boiler.

Garage

10' 2" x 18' 7" (3.10m x 5.66m)

Having remote control door, windows to the rear and side aspects, door into rear garden, light and power.

Outside

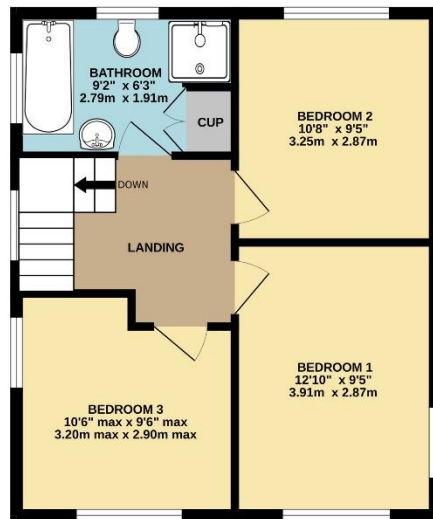
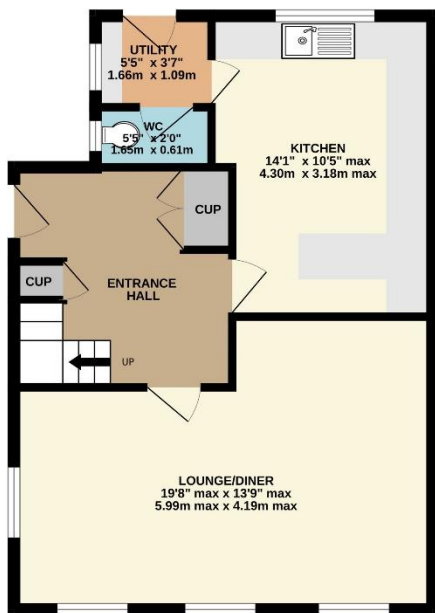
The property sits on a corner plot with a walled surround, lawned front and side gardens and a low maintenance hardstanding rear garden. There is also off street parking and a garage.





GROUND FLOOR

1ST FLOOR



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

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Important Information:

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



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