



- Extended Semi Detached House
- 3 Bedrooms
- 22ft10 Lounge/Diner
- Kitchen with Utility Room
- Family Bathroom
- Fantastic Rear Garden
- Off Street Parking & Garage
- Chain Free!

Chiltern Crescent, DN17 1TJ,
£174,950





Offered for sale with NO ONWARD CHAIN, Starkey&Brown are delighted to bring to the market this well presented semi detached house on Chiltern Crescent. The accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, 22ft10 lounge/diner, kitchen and utility room. Outside the property has off street parking for numerous vehicles, secure gates and fencing, garage and well presented rear garden which is mainly laid to lawn with a paved area. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Hall

Having uPVC double glazed door to the front aspect, radiator, coved ceiling and stairs rising to the first floor with under stairs storage cupboard.

Lounge

13' 7" x 22' 10" (4.14m x 6.95m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear aspect, two radiators and coved ceiling.

Kitchen

9' 9" x 10' 3" (2.97m x 3.12m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for washing machine, space for oven, coved ceiling and opening into utility room.

Utility Room

7' 4" x 9' 2" (2.23m x 2.79m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, coved ceiling, base units with work surfaces over, space for fridge freezer and space for additional white goods.

First Floor Landing

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

Bedroom 1

13' 2" x 11' 0" (4.01m x 3.35m)

Having uPVC double glazed window to the front aspect, coved ceiling, radiator and fitted wardrobes.

Bedroom 2

13' 2" x 10' 9" (4.01m x 3.27m)

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

Bedroom 3

7' 7" x 7' 5" (2.31m x 2.26m)

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

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over and folding shower screen, wash hand basin, low level WC, heated towel rail and cupboard.

Garage

9' 8" x 19' 9" (2.94m x 6.02m)

Outside Front

Having off street parking to the front with gates to the side which lead to further parking and a garage. There is also secure high fencing.

Outside Rear

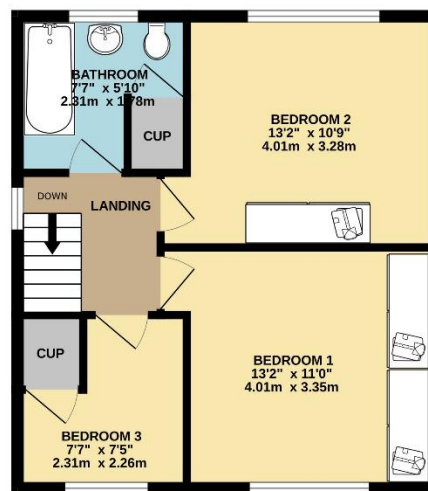
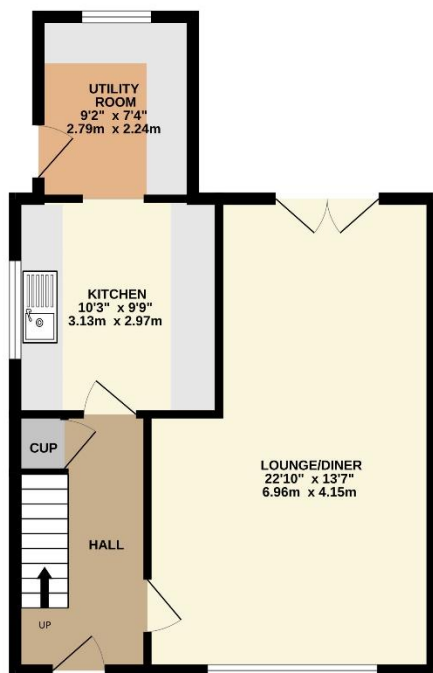
The rear garden is mainly laid to lawn with a range of trees and shrubs and a paved patio area.





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.

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