



- Traditional Semi Detached House
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Bay Fronted Lounge
- Downstairs WC
- Ample Off Street Parking
- Rear Garden with Garage
- Close to Scunthorpe General Hospital

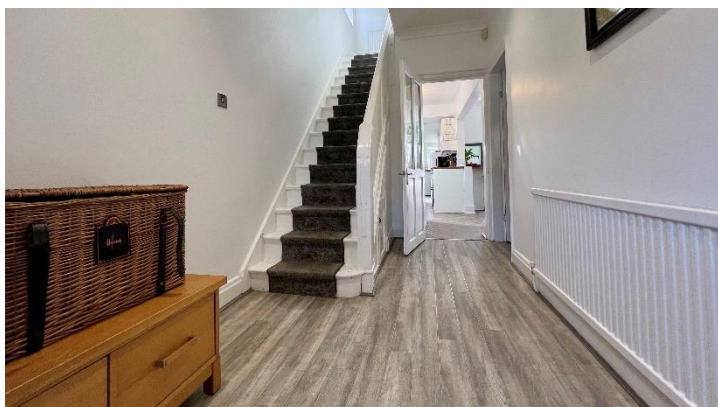
Highcliff Gardens, DN15 8JF,  
£179,950







Starkey&Brown are delighted to offer for sale this beautifully presented semi detached house closeby to a fantastic range of amenities including Scunthorpe General Hospital. The accommodation briefly comprises of 3 bedrooms and family bathroom to the first floor, whilst downstairs boasts an entrance hall, ground floor WC, bay fronted lounge and modern open plan kitchen/diner. Outside the property has off street parking for numerous vehicles and an enclosed rear garden. Additional features include gas central heating, uPVC double glazing and a newly installed loft ladder. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B





### Entrance Hallway

Having uPVC double glazed window and door to the front aspect, radiator and stairs rising to the first floor.

### Lounge

11' 4" x 14' 4" into bay (3.45m x 4.37m)

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

### Kitchen/Diner

17' 9" max x 19' 4" max (5.41m x 5.89m)

Having uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the side aspect, uPVC double glazed sliding doors to the rear aspect, radiator, breakfast bar, wall and base units with work surfaces over, sink and drainer unit, space for oven and space/plumbing for white goods.

### Downstairs WC

3' 6" x 5' 4" (1.07m x 1.62m)

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, coved ceiling, radiator and ceiling spotlights.

### Bedroom 1

11' 4" x 12' 9" (3.45m x 3.88m)

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

### Bedroom 2

11' 4" x 11' 4" (3.45m x 3.45m)

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

### Bedroom 3

6' 7" x 8' 10" (2.01m x 2.69m)

Having uPVC double glazed window to the front aspect, radiator and access to the loft.

### Bathroom

6' 5" x 7' 2" (1.95m x 2.18m)

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

### Outside Front

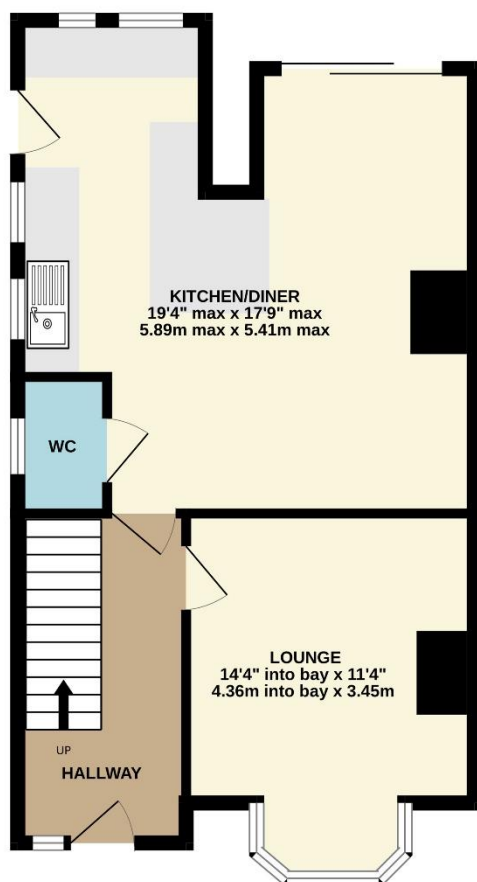
Having ample off street parking for numerous vehicles.

### Outside Rear

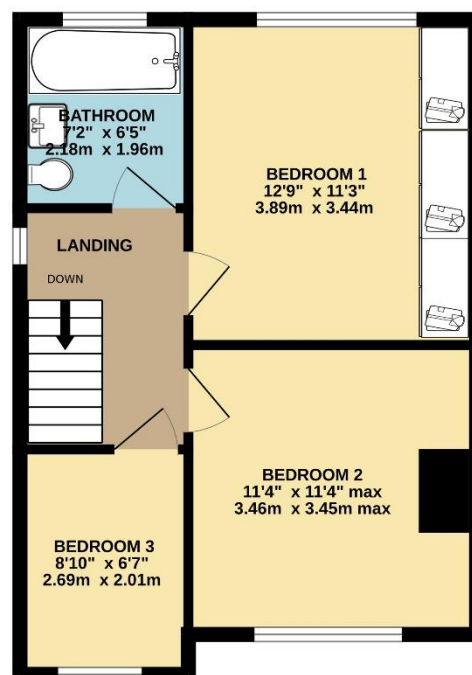
The enclosed rear garden includes an AstroTurf garden, entertaining area, gate to the rear and garage.



GROUND FLOOR



1ST FLOOR



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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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