



- Semi Detached House
- 3 Bedrooms
- 19ft5 Lounge
- Ground Floor WC

- Bathroom with 4 Piece Suite
- Off Street Parking & Garage
- Front & Rear Gardens
- Chain Free!

Mendip Road, DN17 1TN,  
£149,950





**CHAIN FREE!** Starkey&Brown are delighted to offer for sale this semi detached house located on Mendip Road, Scunthorpe. The property is filled with great potential for any purchaser to add their own stamp to their new home. The accommodation briefly comprises of 3 bedrooms and a family bathroom with 4 piece suite to the first floor, whilst downstairs boasts an entrance hall, WC, lounge and kitchen. Outside the property has front and rear gardens, off street parking and a garage. The property sits in a fantastic quiet location whilst also being nearby to a wide range of amenities. Call today to view! Freehold. Council tax band: B



### Hallway

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

### Lounge

19' 5" x 12' 9" (5.91m x 3.88m)

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

### Kitchen

12' 9" x 12' 1" (3.88m x 3.68m)

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

### Downstairs WC

4' 8" x 2' 9" (1.42m x 0.84m)

Having low level WC, wash hand basin and coved ceiling.

### First Floor Landing

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

### Bedroom 1

12' 8" x 12' 9" (3.86m x 3.88m)

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

### Bedroom 2

8' 0" x 12' 1" (2.44m x 3.68m)

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

### Bedroom 3

6' 4" x 12' 9" (1.93m x 3.88m)

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

### Bathroom

7' 7" max x 7' 9" max (2.31m x 2.36m)

Having two uPVC double glazed windows to the rear aspect, panelled bath, shower cubicle with shower inset, wash hand basin, low level WC, coved ceiling and radiator.

### Outside Front

A block paved driveway provides off street parking and extends down the side to the garage. There is a lawned front garden.

### Outside Rear

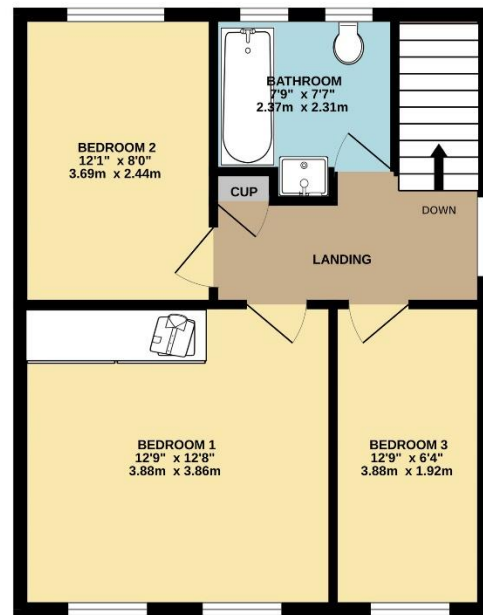
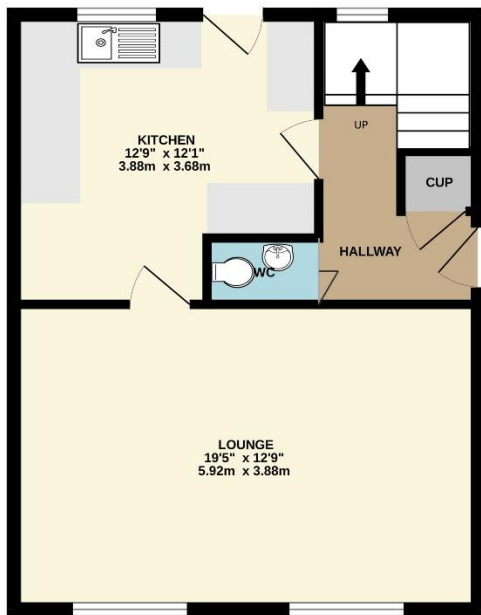
The rear garden is mainly laid to lawn with a fenced surround and paved area.





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.

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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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