



- Spacious Mid Terrace House
- 3 Good Size Bedrooms
- 2 Reception Rooms
- Kitchen
- Utility Area
- Downstairs Bathroom
- Garage to the Rear
- New Boiler 2023

Dale Street, DN15 7LR,  
£99,950





Starkey&Brown are delighted to offer for sale this mid terrace family home on Dale Street, Scunthorpe. The accommodation comprises of 3 bedrooms to the first floor, whilst downstairs includes a bay fronted lounge opening into dining room, kitchen with modern boiler, utility room, rear lobby and bathroom. Outside the property has a garden with decking area and garage to the rear. The property sits in a fantastic location closeby to a wide range of amenities and transport links. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



### Entrance Porch

Having uPVC double glazed door to the front aspect and door into lounge.

### Lounge

12' 3" x 16' 7" into bay (3.73m x 5.05m)

Having uPVC double glazed bay window to the front aspect, covered ceiling, radiator, ceiling spotlights and opening into:

### Dining Room

12' 3" x 13' 6" (3.73m x 4.11m)

Having two radiators, coved ceiling, ceiling spotlights and stairs rising to the first floor.

### Kitchen

7' 2" x 14' 1" (2.18m x 4.29m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, space for oven, space for fridge freezer, space for dishwasher, gas central heating boiler (fitted 2023), ceiling spotlights and opening into:

### Utility

3' 6" x 6' 9" (1.07m x 2.06m)

Having uPVC double glazed window to the rear aspect, ceiling spotlights, work surfaces with space/plumbing for white goods.

### Lobby

Having uPVC double glazed door to the side aspect and radiator.

### Bathroom

7' 2" x 6' 9" (2.18m x 2.06m)

Having uPVC double glazed window to the side aspect, P shaped panelled bath with shower over, wash hand basin, low level WC, radiator and ceiling spotlights.

### First Floor Landing

Having uPVC double glazed window to the side aspect, radiator and two loft hatches.

### Bedroom 1

12' 3" x 12' 10" (3.73m x 3.91m)

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

### Bedroom 2

9' 1" max x 14' 1" max (2.77m x 4.29m)

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

### Bedroom 3

7' 2" x 9' 5" (2.18m x 2.87m)

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

### Outside Rear

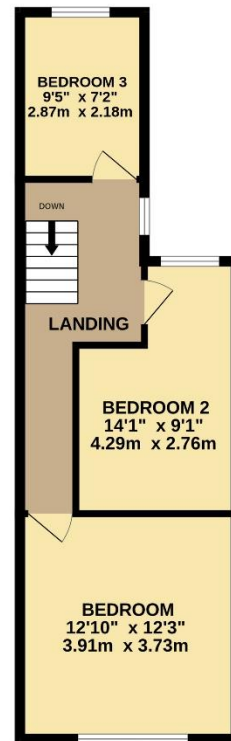
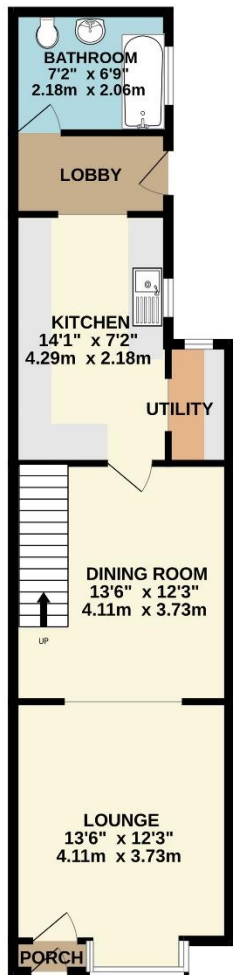
Having a garage, paved courtyard and decking area.





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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