



- Spacious Mid Terrace House
- 3 Bedrooms
- Bathroom & Shower Room
- L Shaped Kitchen/Diner

- Conservatory
- Off Street Parking & Large Garden
- Sought After Old Brumby Cul-de-sac
- Chain Free!

Rivelin Crescent, DN16 2AL,
Offers in the Region Of £163,000





Available to purchase in this sought after Old Brumby cul-de-sac, this deceptively spacious mid terrace house is offered for sale with NO ONWARD CHAIN. An excellent opportunity for anyone wanting to add their own stamp to a property with the accommodation briefly comprises of 3 bedrooms, bathroom, shower room and separate WC to the first floor, whilst downstairs boasts an entrance hall, lounge overlooking the front and rear gardens, separate dining room, generously sized L shaped kitchen and a conservatory. Outside the property has off street parking to the front and a lawned garden to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Hall

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

Lounge

11' 9" x 19' 1" (3.58m x 5.81m)

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

Dining Room

12' 0" x 10' 2" (3.65m x 3.10m)

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

Kitchen/Diner

15' 3" x 19' 1" (4.64m x 5.81m)

L shaped. Having uPVC double glazed windows to the rear and side aspects, radiator, boiler, under stairs storage cupboard, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in hob with extractor over, built in oven, space/plumbing for white goods and French doors into conservatory.

Conservatory

11' 7" x 9' 2" (3.53m x 2.79m)

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

First Floor Landing

Having coved ceiling.

Bedroom 1

18' 5" to back of wardrobes x 9' 1" (5.61m x 2.77m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling, fitted wardrobe and wash hand basin set in vanity unit.

Bedroom 2

13' 8" max x 13' 1" max (4.16m x 3.98m)

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

Bedroom 3

9' 0" x 9' 8" (2.74m x 2.94m)

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

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Having uPVC double glazed window to the rear aspect, panelled bath, wash hand basin, radiator, loft access and cupboard.

Shower Room

6' 2" x 2' 4" (1.88m x 0.71m)

Having uPVC double glazed window to the rear aspect and shower cubicle.

WC

5' 1" x 2' 4" (1.55m x 0.71m)

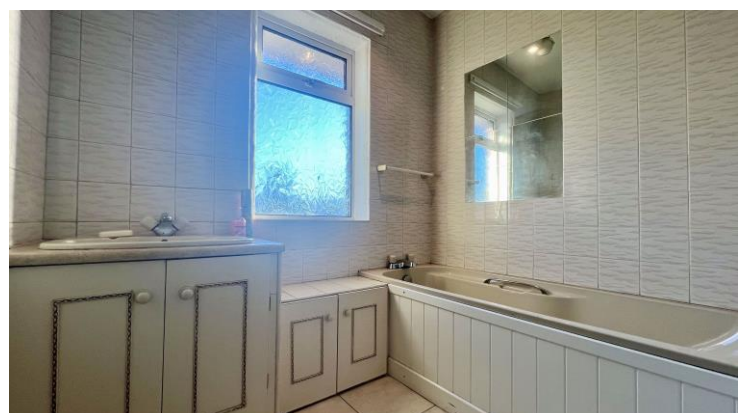
Having uPVC double glazed window to the rear aspect, WC and wash hand basin.

Outside Front

Having a lawned garden and block paved area providing off street parking.

Outside Rear

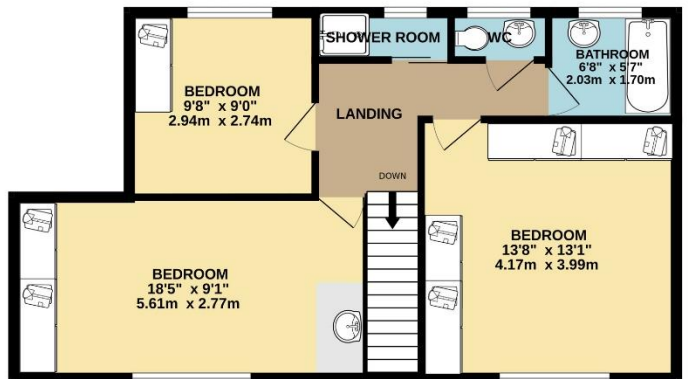
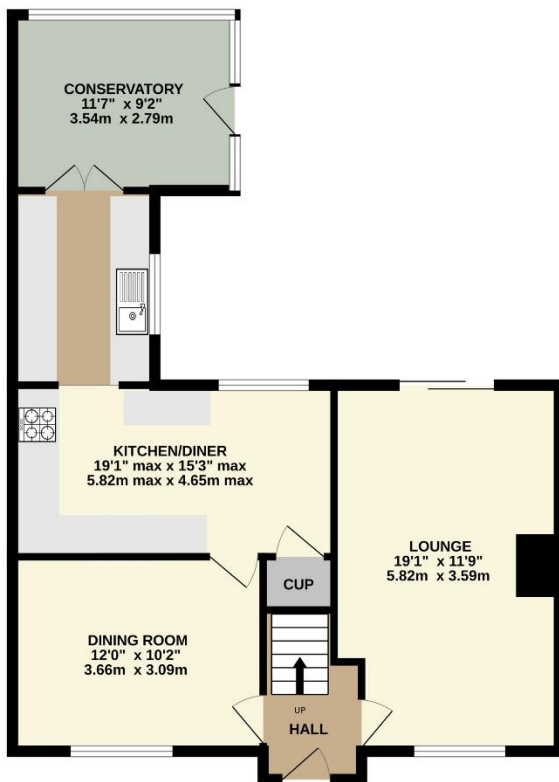
The rear garden is generous in size and mainly laid to lawn with a fenced surround and range of trees.





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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE