



- Modern First Floor Apartment
- 2 Bedrooms
- Open Plan Living/Kitchen Area
- Bathroom
- Allocated Parking Space
- Excellent Amenities Nearby
- Ideal First Time Buyer/Investment Opportunity
- Chain Free!

Pintail Close, Scunthorpe, DN16 3UG,
£97,500





Starkey&Brown are delighted to offer for sale this fantastic first time buyer/investment opportunity on Pintail Close. The property sits in an excellent location nearby to a range of amenities and transport links. The accommodation briefly comprises of 2 bedrooms, open plan living/kitchen area and bathroom. Outside the property has an allocated parking space. Monthly maintenance fee £164. Annual ground rent fee £130. Call today to view!



Hallway

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

Lounge

19' 2" x 13' 7max" (5.84m x 4.14m)

Having uPVC double glazed window to side aspect, uPVC French doors to the side aspect and radiator.

Kitchen

8' 0" x 9' 0" (2.44m x 2.74m)

Having uPVC window to the side aspect, sink and drainer, wall and base units with work surfaces over, oven, hob and extractor hood.

Master Bedroom

8' 8" x 15' 9max" (2.64m x 4.80m)

Having uPVC double glazed French door to the side aspect, radiator and built in wardrobe.

Bedroom 2

6' 7" x 12' 2" (2.01m x 3.71m)

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

Bathroom

6' 6" x 7' 11" (1.98m x 2.41m)

Having uPVC double glazed window to the side aspect, radiator, wash hand basin, low level WC, panelled bath with mains shower over, splash back tiles and extractor.

Outside

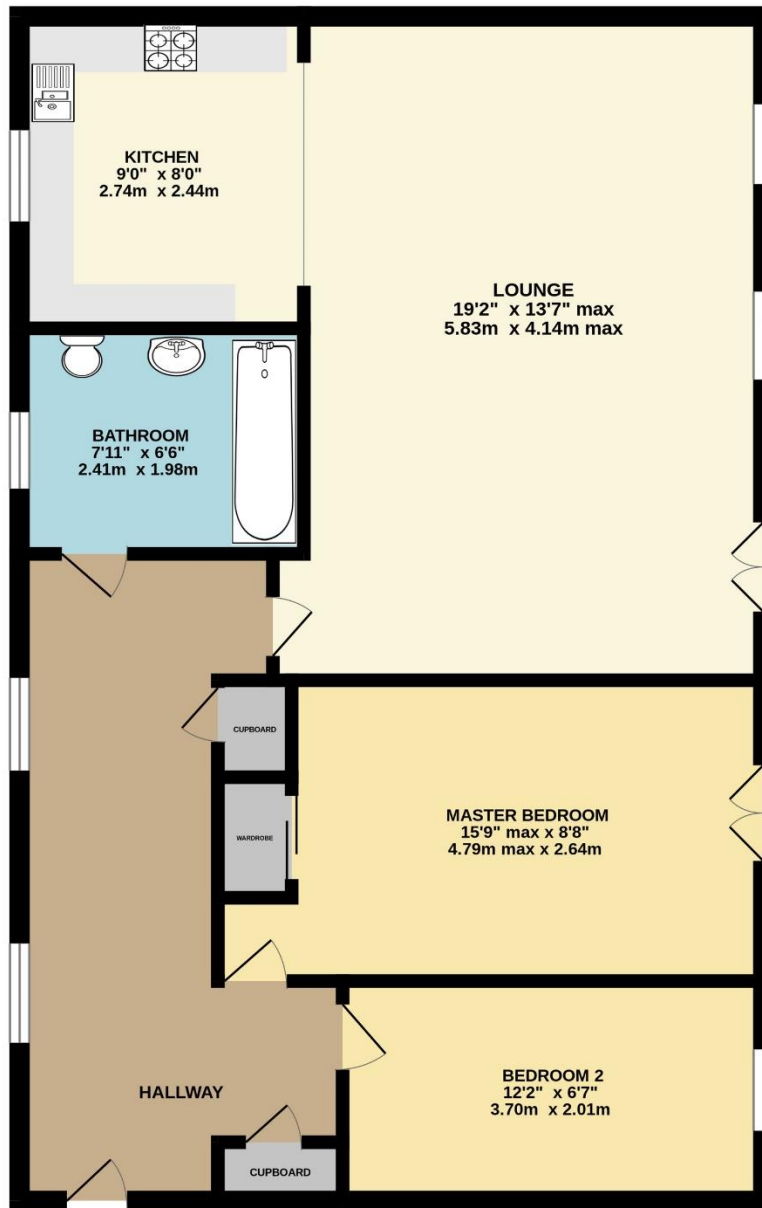
Allocated parking space.

Agents Note

Any interested parties please be aware of the following charges:
monthly maintenance fee £164. Annual ground rent fee: £130.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



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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