



- Bay Fronted Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 16ft5 Kitchen
- Modern Bathroom & Downstairs WC
- Off Street Parking & Garage
- Lawned Rear Garden
- Sought After Hospital Location

Highcliff Gardens, DN15 8JJ,
£175,000





Starkey&Brown are delighted to offer for sale this traditional bay fronted semi detached house in the highly sought after location of Highcliff Gardens. The accommodation briefly comprises of 3 bedrooms and a modern family bathroom (new 2024) to the first floor, whilst downstairs boasts an entrance hall, WC, bay fronted lounge opening into dining room and well presented kitchen. Outside the property has off street parking for multiple cars, a garage and a lawned garden to the rear. Additional features include gas central heating (boiler 9 years old), uPVC double glazing and a new roof in the last 5 years. The property sits in a fantastic location within close proximity to Scunthorpe Hospital and lots more amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance Hall

Having front entrance door, stairs rising to the first floor and coved ceiling.

WC

Having uPVC double glazed window to the side aspect, heated towel rail, WC and wash hand basin set in vanity unit.

Lounge

12' 5" into bay x 12' 1" (3.78m x 3.68m)

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

Dining Room

12' 1" x 11' 10" (3.68m x 3.60m)

Having uPVC double glazed window overlooking the rear garden, radiator and coved ceiling.

Kitchen

16' 5" x 6' 6" (5.00m x 1.98m)

Having two uPVC double glazed windows to the side aspect, door to the rear garden, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, radiator and space/plumbing for white goods.

First Floor Landing

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

Bedroom 1

12' 5" into bay x 11' 7" (3.78m x 3.53m)

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

Bedroom 2

11' 7" x 11' 10" (3.53m x 3.60m)

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

Bedroom 3

6' 8" x 6' 6" (2.03m x 1.98m)

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

Bathroom

6' 6" x 8' 1" (1.98m x 2.46m)

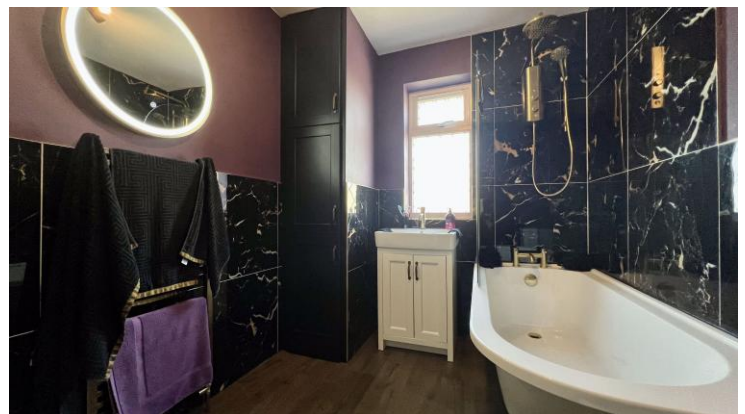
New 2024. Having uPVC double glazed windows to the rear and side aspects, freestanding clawfoot bath with rainfall shower and additional handheld shower over, wash hand basin set in vanity unit, WC, heated towel rail and storage cupboard.

Outside Front

A block paved driveway to the front provides off street parking and leads through gates at the side to further parking and a garage.

Outside Rear

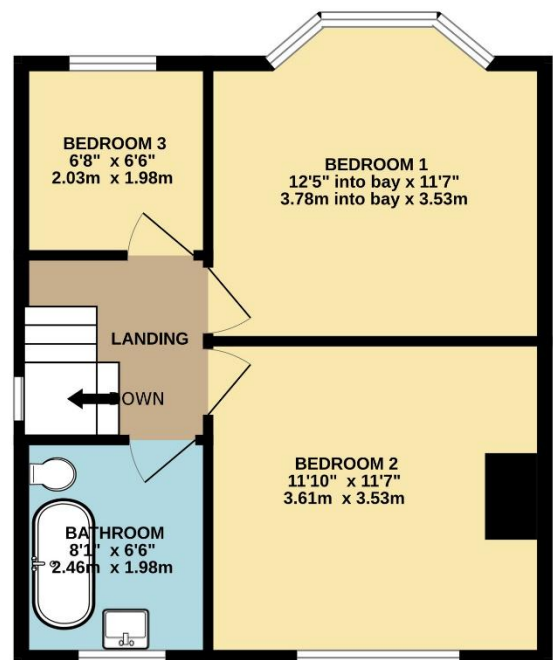
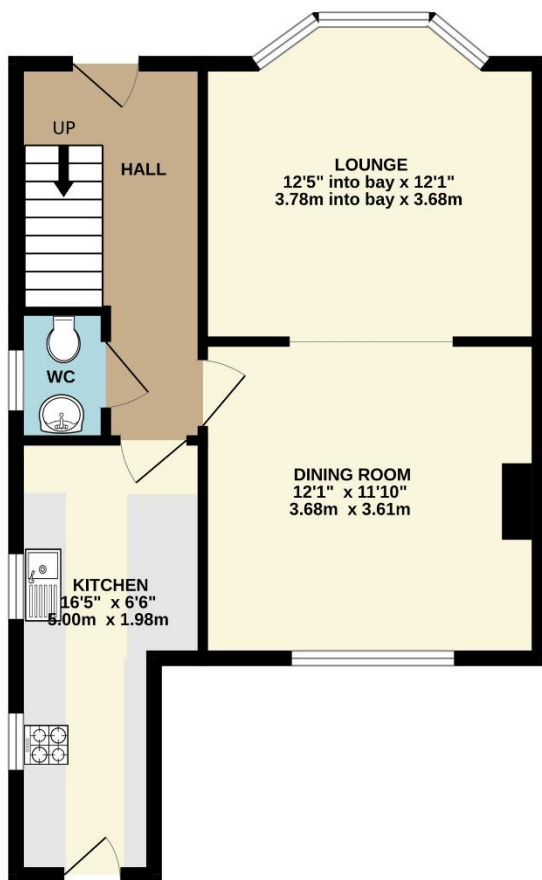
The rear garden is mainly laid to lawn with a fenced surround, decking area, paved area and a range of plants/shrubs.





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

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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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