



- Semi Detached House
- New Boiler 2025
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen plus Utility Room
- Bathroom & Separate WC
- Ample Off Street Parking
- Spacious Rear Garden

Warley Road, DN16 1PX,
£117,000



Starkey&Brown are delighted to offer for sale this semi detached house on Warley Road, Scunthorpe. The accommodation is serviced by a modern gas central heating boiler (newly installed in January 2025) and briefly comprises of 3 bedrooms, bathroom and separate WC to the first floor, whilst downstairs boasts an entrance hall, lounge, separate dining room, kitchen and utility room. The property sits on an impressive plot with ample off street parking for numerous vehicles to the front, and a large lawned garden to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hall

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

Lounge

9' 7" x 18' 1" (2.92m x 5.51m)

Having uPVC double glazed windows to the front and rear aspects and two radiators.

Dining Room

10' 7" x 8' 5" (3.22m x 2.56m)

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

Kitchen

8' 5" x 8' 9" (2.56m x 2.66m)

Having uPVC double glazed window to the rear aspect, radiator, under stairs storage cupboard, a range of wall and base units with work surfaces over, inset sink and drainer unit and built in oven and hob.

Utility Room

4' 8" x 10' 4" (1.42m x 3.15m)

Having uPVC double glazed window to the side aspect, door to the rear garden, radiator and space/plumbing for white goods.

First Floor Landing

Having uPVC double glazed window to the rear aspect, loft access and built in cupboard.

Bedroom 1

10' 9" x 12' 4" (3.27m x 3.76m)

Having uPVC double glazed windows to the front and side aspects and radiator.

Bedroom 2

11' 4" x 11' 9" (3.45m x 3.58m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

Bedroom 3

6' 7" x 8' 9" (2.01m x 2.66m)

Having uPVC double glazed window to the rear aspect, radiator and built in wardrobe.

Bathroom

6' 1" x 5' 3" (1.85m x 1.60m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin and radiator.

WC

4' 4" x 2' 3" (1.32m x 0.69m)

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

Outside Front

Having off street parking for numerous vehicles and access down the side to the rear garden.

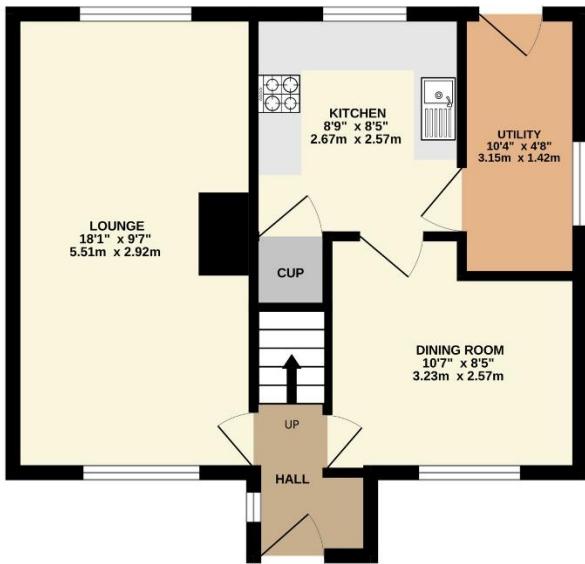
Outside Rear

The good size rear garden is mainly laid to lawn with a paved area, fencing and brick built outbuildings for storage.

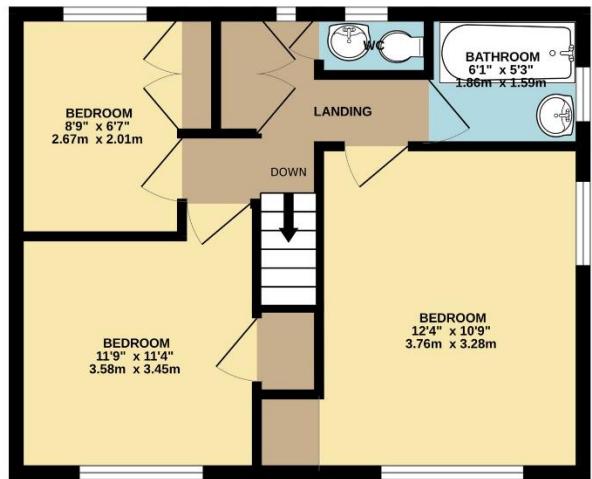




GROUND FLOOR



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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 vendor'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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