



- Ideal First Time Buy/Investment Opportunity
- 3 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC

- First Floor Bathroom
- Gas Central Heating
- Rear Garden
- Close to Local Amenities

Davy Avenue, Scunthorpe, DN15 8HA,
£95,000





Starkey&Brown are delighted to offer for sale this 3 DOUBLE BEDROOM property on Davy Avenue within close proximity to local amenities and transport links. Additional accommodation includes a first floor bathroom, whilst downstairs boasts an entrance hall, lounge, separate dining room, kitchen and ground floor WC. Outside the property has low maintenance gardens to the front and a lawned garden to the rear. Call today to view! Freehold. Council tax band: A.



Hallway

Having door to front aspect, door to side aspect, radiator and stairs rising to first floor with storage space underneath.

Lounge

11' 9" max x 9' 8" (3.58m x 2.94m)

Having wooden framed double glazed window to front aspect, radiator and coved ceiling.

Dining Room

12' 6" max x 13' 8" (3.81m x 4.16m)

Having wooden framed double glazed window to rear aspect, radiator and coved ceiling.

Kitchen

7' 5" x 10' 5" (2.26m x 3.17m)

Having wooden framed double glazed window to side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built-in oven, hob and extractor, space/plumbing for additional white goods.

Downstairs WC

Having wooden framed double glazed window to side aspect, low level WC and wash hand basin.

First Floor Landing

Having access to loft, storage cupboard and window to front aspect.

Bedroom 1

11' 5" max x 13' 8" (3.48m x 4.16m)

Having wooden framed double glazed window to rear aspect and radiator.

Bedroom 2

11' 5" max x 9' 6" (3.48m x 2.89m)

Having wooden framed double glazed window to front aspect and radiator.

Bedroom 3

7' 7" x 9' 9" (2.31m x 2.97m)

Having wooden framed double glazed window to rear aspect and radiator.

Bathroom

4' 1" x 6' 1" (1.24m x 1.85m)

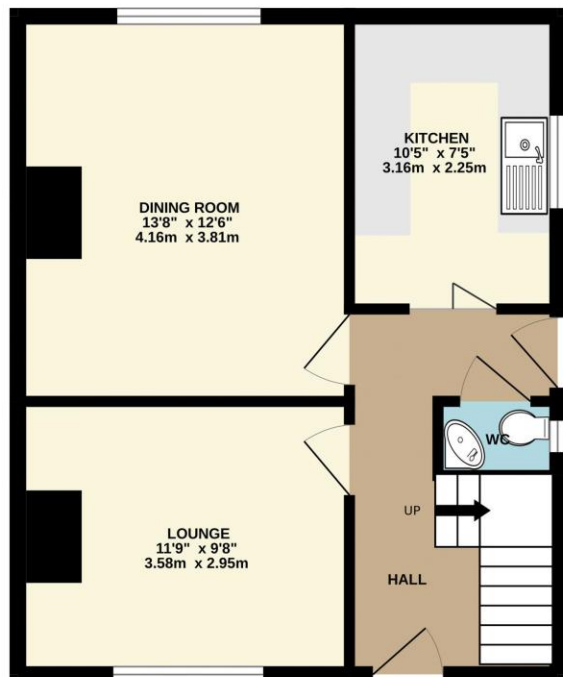
Having wooden framed double glazed window to side aspect, panelled bath with shower over, wash hand basin and radiator.

Outside

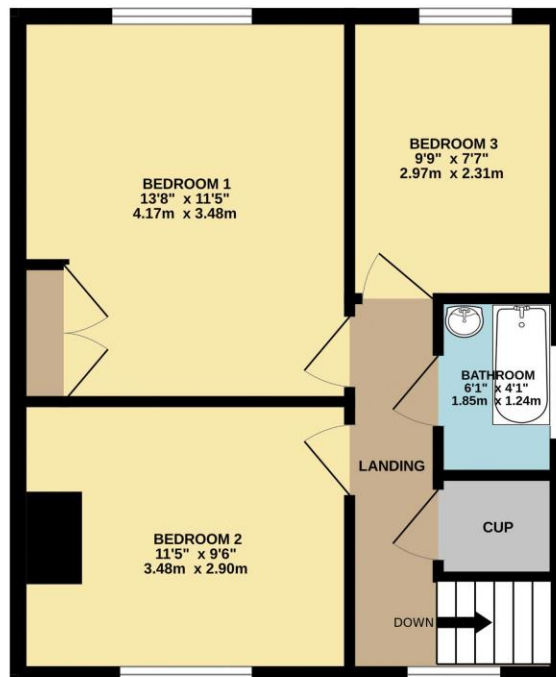
The low maintenance front garden is hardstanding. The rear garden is lawned with fenced perimeters.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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