



- Ideal First Time Buyer/Investment Opportunity
- 3 Good Size Bedrooms
- 23ft7 Lounge/Diner
- Bathroom with 4 Piece Suite

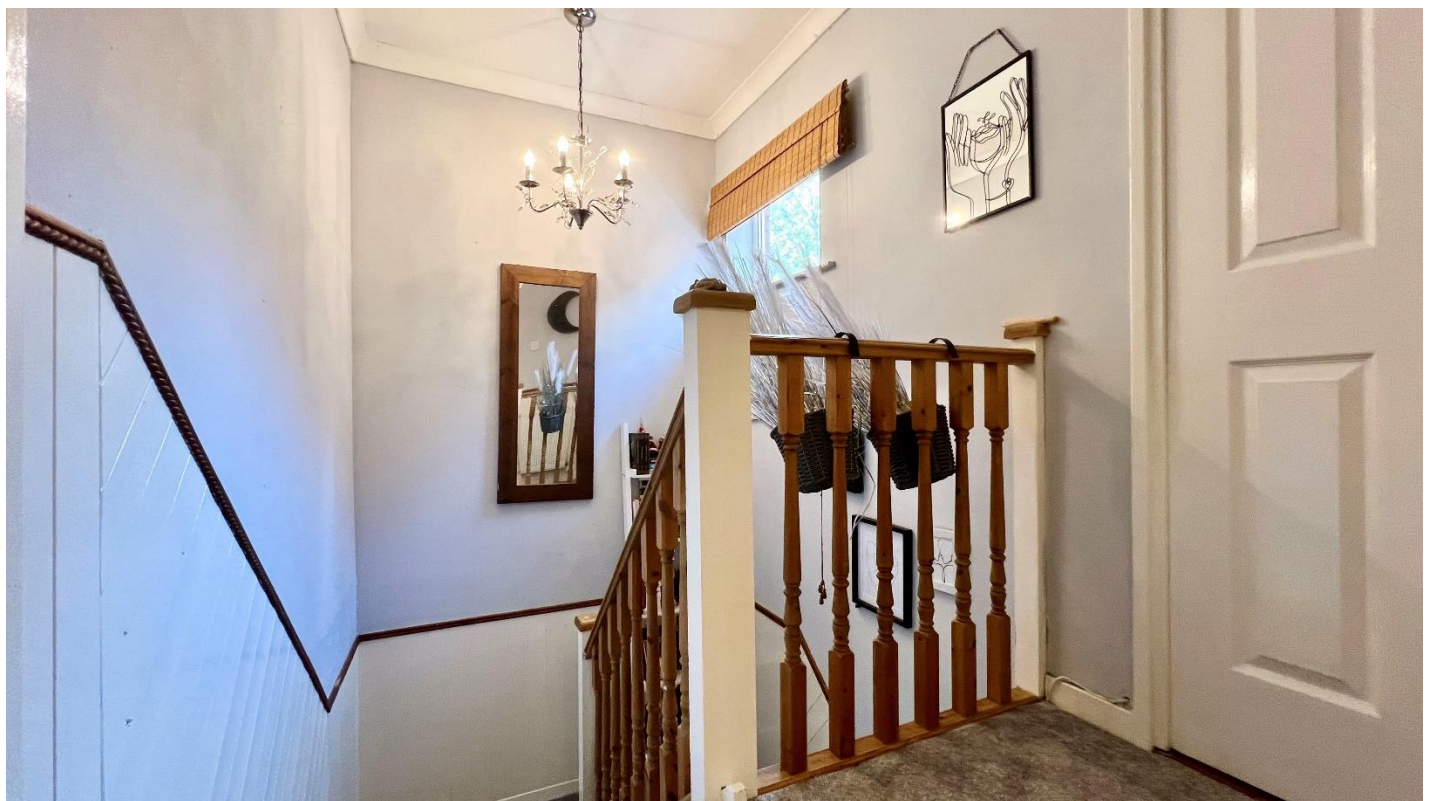
- Ground Floor WC
- Enclosed Rear Garden
- Communal Parking Area
- Fantastic Amenities Nearby

Edgemere, DN15 7ET,  
£117,000





Starkey&Brown are delighted to offer for sale this fantastic first time buyer home/investment opportunity on Edgemere, Scunthorpe. The accommodation briefly comprises of 3 good size bedrooms, family bathroom and plenty of storage space to the first floor, whilst downstairs boasts an entrance hall, WC, kitchen with fitted fridge/freezer and dishwasher, lounge/diner overlooking the rear garden, rear lobby area and a store room. Outside the property has an additional store cupboard to the front, communal parking spaces and an enclosed rear garden which is mainly laid to lawn. Any interested parties please note the current owner is paying £91.99 quarterly for maintenance of communal areas. The property sits in a great location closeby to a wide range of amenities including bus routes, shops, supermarkets and motorway access. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



## Hall

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

## WC

6' 4" x 3' 4" (1.93m x 1.02m)

Having low level WC and wash hand basin.

## Kitchen

11' 8" x 8' 6" (3.55m x 2.59m)

Having uPVC double glazed window to the front aspect, covered ceiling, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in fridge freezer, built in dishwasher and space/plumbing for washing machine.

## Lounge/Diner

23' 7" x 11' 4" (7.18m x 3.45m)

Having two uPVC double glazed windows to the rear aspect, door to the rear lobby, covered ceiling and two radiators.

## Lobby

6' 1" x 3' 7" (1.85m x 1.09m)

Having access door to either side and door to store room (measuring 6ft1 x 4ft6).

## First Floor Landing

Having uPVC double glazed window to the front aspect, radiator, loft access, covered ceiling and three built in cupboards.

## Bedroom 1

11' 8" x 11' 8" (3.55m x 3.55m)

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

## Bedroom 2

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

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

## Bedroom 3

7' 5" x 10' 7" (2.26m x 3.22m)

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

## Bathroom

5' 10" x 8' 4" (1.78m x 2.54m)

Having uPVC double glazed window to the front aspect, panelled bath, shower cubicle, wash hand basin, low level WC, radiator and covered ceiling.

## Outside Front

Having communal parking area.

## Outside Rear

The enclosed rear garden is mainly laid to lawn with a fenced surround, range of shrubs/trees and pebbled area.

## Agents Note

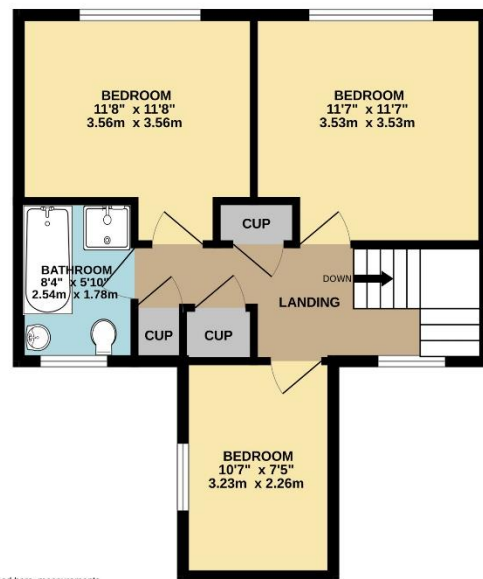
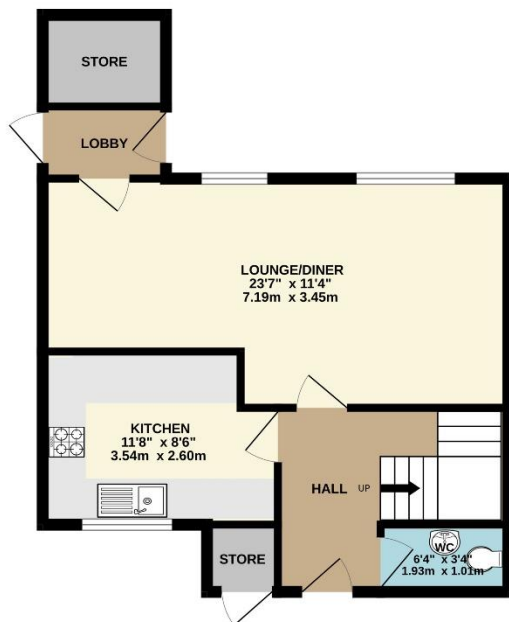
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GROUND FLOOR

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.

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.

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