



- Semi Detached House
- 3 Bedrooms
- 16ft6 Lounge
- 18ft4 Kitchen/Diner
- 17ft7 Conservatory
- Carport & Garage
- Low Maintenance Rear Garden
- Must View!

Warwick Road, DN16 1EW,
£150,000



Starkey&Brown are delighted to offer for sale this semi detached house on Warwick Road. The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor with spacious downstairs living space including a porch, hall, lounge, kitchen/diner and conservatory. Additional benefits include uPVC double glazing and gas central heating. Outside the property has off street parking to the front and gated access to a carport which leads to a garage. The rear garden is mainly laid to patio with a range of shrubs/trees. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A.



Entrance Porch

Having uPVC double glazed window to the front aspect, uPVC double glazed door to the front aspect and door into hallway.

Hallway

Having radiator and stairs rising to the first floor.

Lounge

16' 6" x 12' 9" (5.03m x 3.88m)

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

Kitchen/Diner

18' 4" x 17' 1" (5.58m x 5.20m)

Having uPVC double glazed window to the side aspect, uPVC double glazed double doors into the conservatory, uPVC double glazed single door to the conservatory, wall and base units with work surfaces over, sink and drainer unit, radiator, gas oven with hob and extractor, boiler, under stairs storage cupboard and space/plumbing for washing machine and dishwasher.

Conservatory

17' 7" x 13' 4" (5.36m x 4.06m)

Having uPVC double glazed windows surrounding, uPVC double glazed door to the rear aspect, uPVC double glazed door to carport and radiator.

First Floor Landing

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

Bedroom 1

12' 10" x 9' 10" (3.91m x 2.99m)

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

Bedroom 2

10' 0" x 10' 2" (3.05m x 3.10m)

Having uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

Bedroom 3

6' 9" x 6' 1" (2.06m x 1.85m)

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

Bathroom

6' 0" x 7' 1" (1.83m x 2.16m)

Having uPVC double glazed window to the front aspect, freestanding clawfoot bath with shower attachment over, low level WC, wash hand basin, vanity unit, radiator and storage cupboard.

Outside Front

Having off street parking and access to a carport.

Carport

Having secure gates to the front, off street parking for numerous vehicles and access to a garage.

Garage

17' 5" x 9' 2" (5.30m x 2.79m)

Having up and over door, light and power.

Outside Rear

The low maintenance rear garden is mainly laid to patio with a mature range of shrubs and trees.

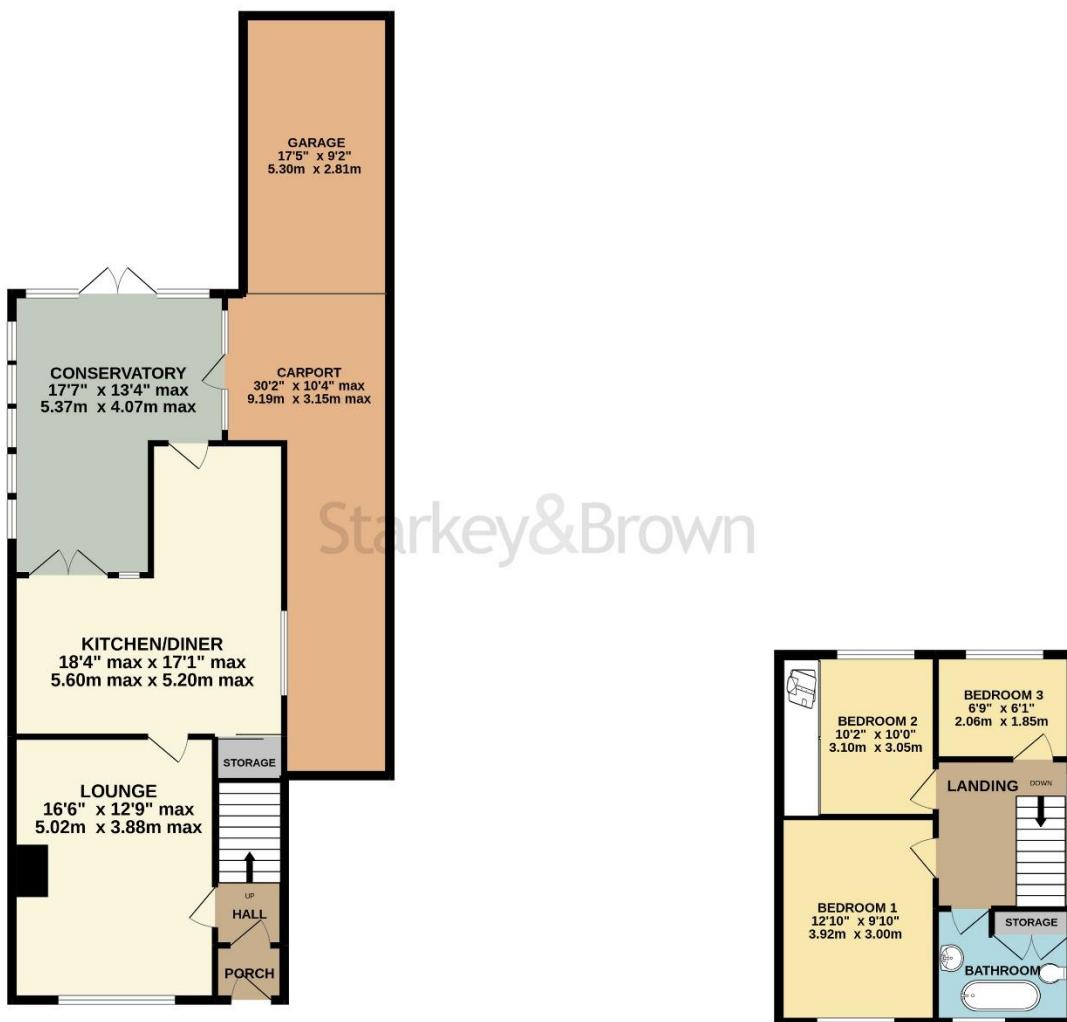




GROUND FLOOR



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

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 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.

1 Oswald Road, Scunthorpe, DN15 7PU
 T: 01724 856100
 E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk