



**Rowland Road, Scunthorpe DN16 1TJ**



**welcome to**

**Rowland Road, Scunthorpe**

A three-bedroom semi-detached home on Rowland Road, close to local schools, nursery, playground, shops, and pubs. Offering a lounge, kitchen/dining room, shower room, large driveway, and a low-maintenance rear garden with patio area.



### **Entrance Hallway**

Double-glazed front entrance door, and a radiator.

### **Lounge**

Double-glazed window to front aspect, two radiators, and decorative fireplace surround.

### **Kitchen/Breakfast Room**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, central heating boiler, radiator, plumbing for a washing machine, tiling to the walls, two double-glazed windows, double-glazed door to garden, under stairs cupboard and ceramic tiled flooring.

### **Landing**

Stairs from entrance hallway, access to the part boarded loft with lights and loft ladder.

### **Bedroom One**

Two double-glazed windows to front, radiator and colonial door.

### **Bedroom Two**

Double-glazed window to rear aspect, radiator and coving to the ceiling.

### **Bedroom Three**

Double-glazed window to rear aspect, radiator and coving to the ceiling.

### **Shower Room**

Double-glazed window to side aspect, shower cubicle, WC, wash hand basin with vanity unit, extractor fan, heated towel rail, cushion flooring and colonial door.

### **Front Garden**

Driveway leads to the rear garden, and graveled area.

### **Rear Garden**

Low-maintenance garden with paved area, cold water tap and timber fencing forming boundary.



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## **Rowland Road, Scunthorpe**

- Three-bedroom semi-detached house
- Spacious kitchen/dining room
- Large driveway with ample parking
- In the catchment area for Frodingham Infant, Outwood Brumby Junior and Outwood Academy schools.
- The Ark nursery close by

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111607 - 0003

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