



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.



check out more properties at williamhbrown.co.uk



welcome to

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



check out more properties at williamhbrown.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SCT111607 - 0003



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk