



4 North Parade, SCUNTHORPE, DN16 2PG

£87,500



- Great Investment Opportunity
- Two Reception Rooms
- Ground Floor WC
- Off Road Parking
- Council Tax Band A
- Convenient Location
- Two Double Bedrooms
- Modern Gas Combination Boiler
- Garage

**\*\*ATTENTION INVESTORS & FIRST TIME BUYERS\*\*** Bell Watson Estate Agents bring to the market a two bed roomed mid terraced property conveniently located in the Ashby area of Scunthorpe. The property benefits from a renewed boiler, new uPVC double glazing to the front and rear (ground floor only to the rear) two reception rooms, kitchen, and newly installed WC to the ground floor with the first floor providing two double bedrooms and bathroom. Outside you will find a courtyard to the front and a low maintenance garden, off road parking and garage to the rear.



## **LOCATION**

North Parade is within walking distance of local amenities. This area of Ashby is conveniently located for the main employment and shopping areas of Scunthorpe and provides easy access to the national motorway network via the A18.

## **LOUNGE 3.57m (11' 9") x 3.58m (11' 9")**

Enter the property via the uPVC front door into the front reception room having a light fitting and coving to the ceiling, a central heating radiator, a uPVC double glazed window and carpeted flooring.

## **KITCHEN 5.69m (18' 8") x 1.81m (5' 11")**

This galley kitchen provides a range of high and low level units fitted with counter tops, a 1.5 sink with mixer tap, an integrated electric oven, a gas hob, an under counter recess with plumbing for a washing machine and space for a free standing fridge freezer. There are two uPVC double glazed windows and a composite external door to the rear garden, two light fittings to the ceiling, a central heating radiator and cushion flooring. The modern gas combination boiler is located in here.

## **DINING ROOM 3.72m (12' 2") x 3.57m (11' 9")**

A spacious second reception room enjoying an open fireplace with ornate surround, a pendant light and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect, wood effect laminate flooring and a large under stair cupboard with lighting.

## **GROUND FLOOR WC**

A closed couple WC having been recently installed. There is a ceiling light and wood effect cushion flooring.

## **BEDROOM ONE 3.58m (11' 9") x 3.74m (12' 3")**

To the rear of the property having a pendant light to the ceiling, a timber frame double glazed window, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 3.57m (11' 9") x 3.59m (11' 9")**

To the front of the property with a uPVC double glazed window, coving, a pendant light and loft access to the ceiling, a central heating radiator and carpeted flooring.

## **BATHROOM 3.20m (10' 6") x 1.81m (5' 11")**

A fully tiled bathroom comprising a bath, shower enclosure with electric shower, a pedestal wash basin and low flush WC. There is a built in cupboard, a light fitting to the ceiling, two timber frame double glazed windows to the rear elevation, a central heating radiator and cushion flooring.

## **OUTSIDE**

There is a hard standing courtyard to the front with a low maintenance rear garden having patio and gravelled areas. A detached sectional garage is located to the bottom of the garden along with a secured driveway and an outside water tap.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **COUNCIL TAX**

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.



#### PROPERTY MISDESCRIPTION

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