45 CEMETERY ROAD

SCUNTHORPE, DN15 9UG

£140,000

FREEHOLD

Two-bedroom semi-detached bungalow, situated within the popular township of Winterton.

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DESCRIPTION

Offering well-proportioned accommodation throughout and deceptively generous rear gardens with open views, this property presents an excellent opportunity for buyers looking to modernise and create their ideal home.

The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms and Wet Room. Further benefits include PVCu double glazing, gas central heating, an outbuilding and exceptionally large rear gardens.

Situation

The property is located within the highly regarded township of Winterton, close to local shops, schools and everyday amenities. There are regular bus routes to Scunthorpe Town Centre, along with convenient access to the Humber Bridge and the M180 motorway network, making it ideal for commuters.

Accommodation

Entrance Hall – 3.33m x 0.85m (10’11” x 2’10”)
Accessed via a white PVCu double glazed entrance door with frosted panel. Ceiling light, smoke alarm, telephone point and doors leading to the lounge, both bedrooms and wet room.

Lounge/Diner – 6.90m x 3.64m (22’8” x 11’11”)
A spacious dual-aspect reception room with PVCu double glazed windows to the front and rear elevations. Coving to ceiling, television and telephone points, and two radiators. Door leading to the kitchen.

Kitchen – 3.83m x 2.24m (12’7” x 7’4”)
Fitted with a range of wall and base units with wood-effect doors and complementary work surfaces. Stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, space and plumbing for white goods, space for a freestanding cooker with extractor over, and wall-mounted combi boiler. PVCu double glazed window and door to the side elevation. Door to pantry.

Bedroom One – 3.37m x 3.18m (11’1” x 10’5”)
PVCu double glazed window to the front elevation, coving to ceiling, ceiling light and radiator.

Bedroom Two – 3.61m x 3.17m (11’10” x 10’5”)
PVCu double glazed window to the rear elevation, coving to ceiling, ceiling light and radiator.

Wet Room – 2.27m x 2.00m (7’5” x 6’7”)
Fitted with a white low flush WC, wall-mounted wash hand basin and wall-mounted electric shower with drainage flooring. Frosted PVCu double glazed window to the rear, extractor fan, radiator and loft access.

Outside

The exceptionally large rear garden is mainly laid to lawn with decorative shrub borders and raised flower beds,

There is also a brick-built outbuilding with WC and additional storage, along with outside lighting and an external tap.

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ADDITIONAL INFORMATION

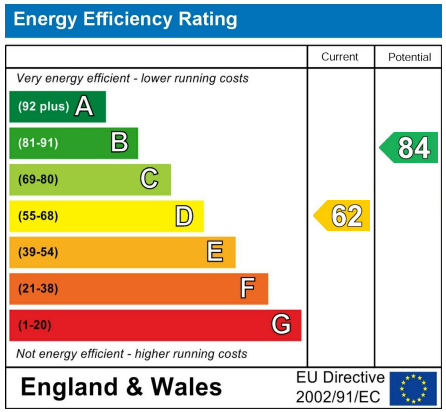
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 688.90 sq ft

Tenure – Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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