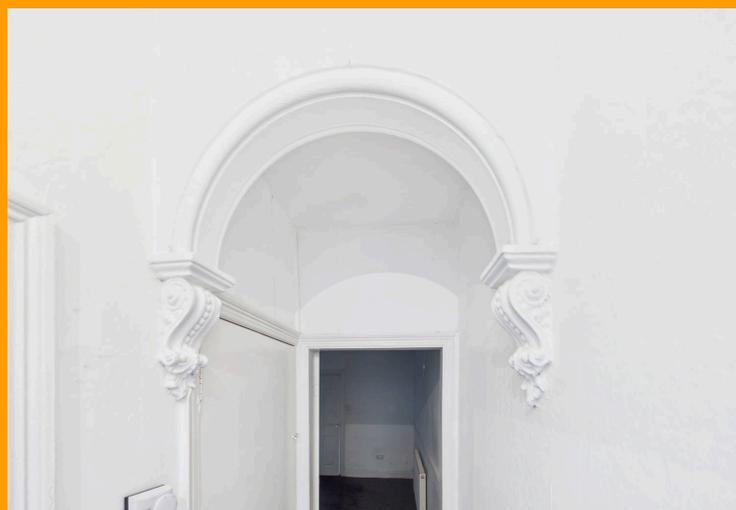




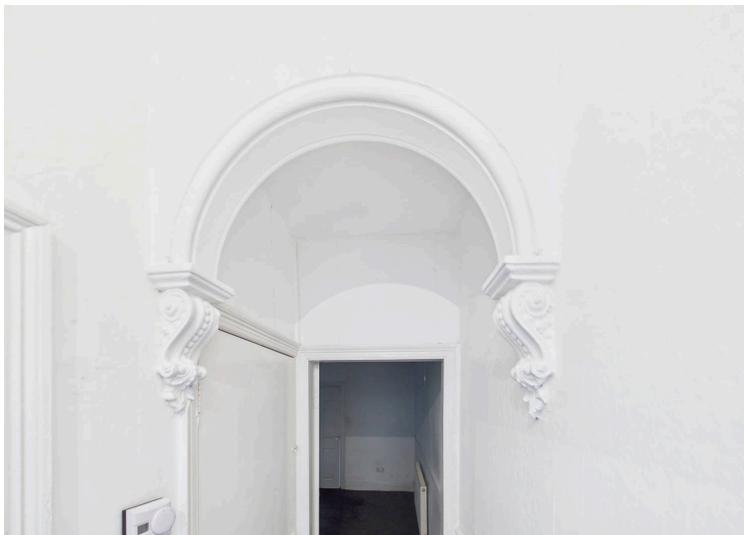
ezmuve
estate agents



Sheffield Street, Scunthorpe - DN15 7LX

£99,950

Ideal for First Time Buyers & Investors • Mid Terrace • Potential to Improve • 3 Bedrooms • 2 Reception Rooms • Downstairs W.C • Popular Central Residential Location • Freehold • Council Tax Band "A" • EPC Rating "D"





Ezmuve is delighted to bring to market this three-bedroom mid-terraced home, ideally located in the popular and well-connected area of Crosby in Scunthorpe. Offering excellent potential and a solid layout, this property represents a great opportunity for investors or first-time buyers looking to step onto the property ladder and put their own stamp on a home.

The property does require updating, but offers plenty of scope to improve and add value, making it an ideal renovation project for those with vision and creativity.

The ground floor comprises two generously sized reception rooms, offering flexible living and dining space to suit a range of lifestyles. The kitchen is positioned to the rear of the property and is accompanied by a ground floor WC, adding convenience to the layout.

Upstairs, the first floor provides three well-proportioned bedrooms, each offering good natural light and space for various furniture arrangements. A family bathroom completes the upper level, with potential for modernisation to bring it up to a contemporary standard.

Externally, the home features a small buffer garden to the front, providing a neat approach and some privacy from the street. To the rear, there is a private yard area that offers potential for creating a functional and low-maintenance outdoor space, as well as a garage for extra storage space.

Located within easy reach of local amenities, schools, and transport links, this property is ideally placed for access to everything Scunthorpe has to offer, making it a convenient choice for a wide range of buyers.

With its affordable price point, generous room sizes, and scope for improvement, this property is not to be missed. Early viewing is recommended to fully appreciate the potential this home has to offer.

AGENTS NOTES

(1) MONEY LAUNDERING REGULATIONS – prospective vendors and buyers will be asked to produce identification documentation during process.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.



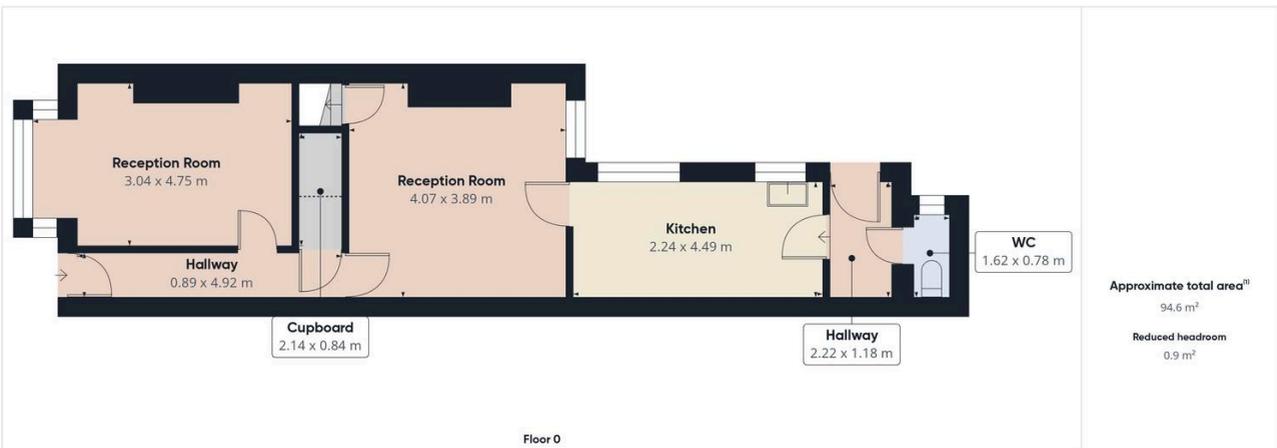
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





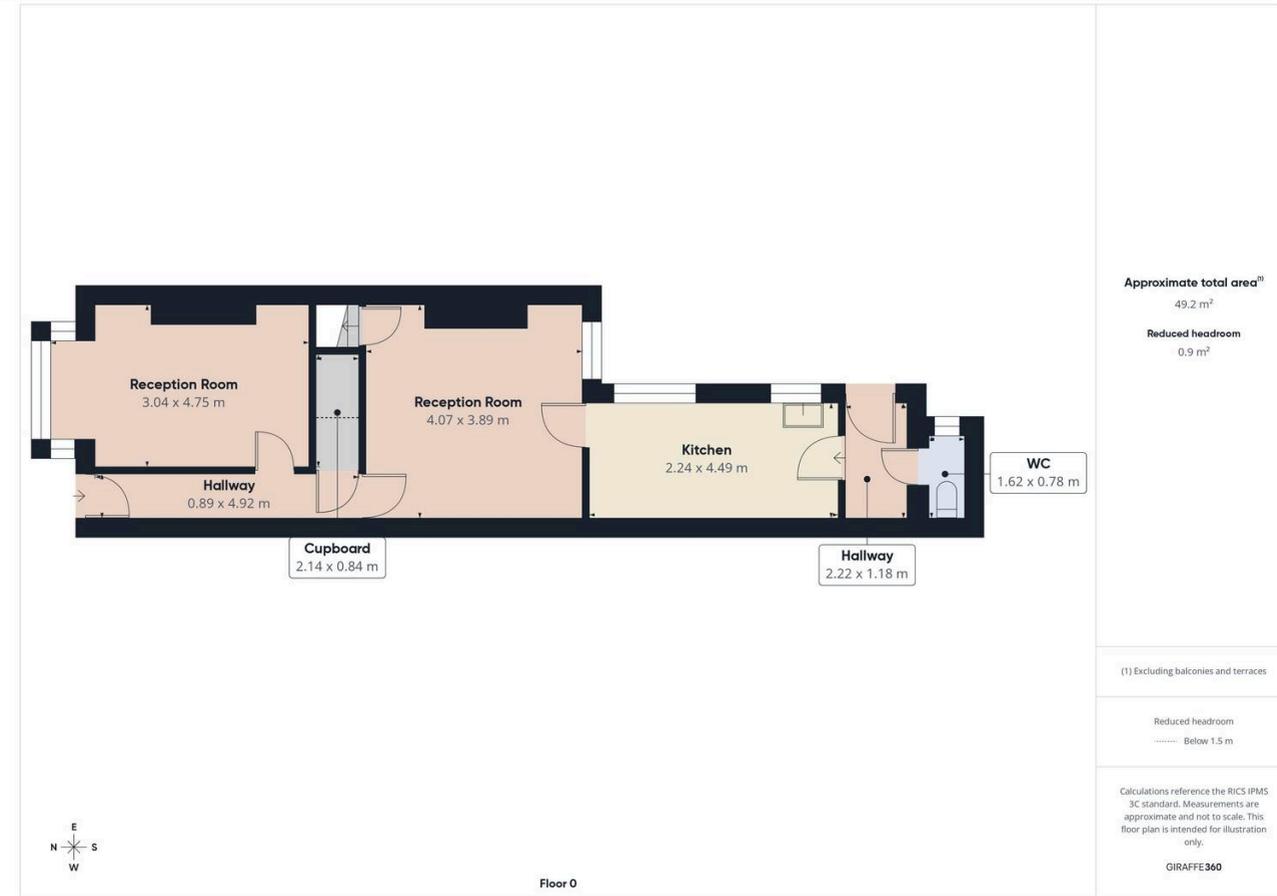
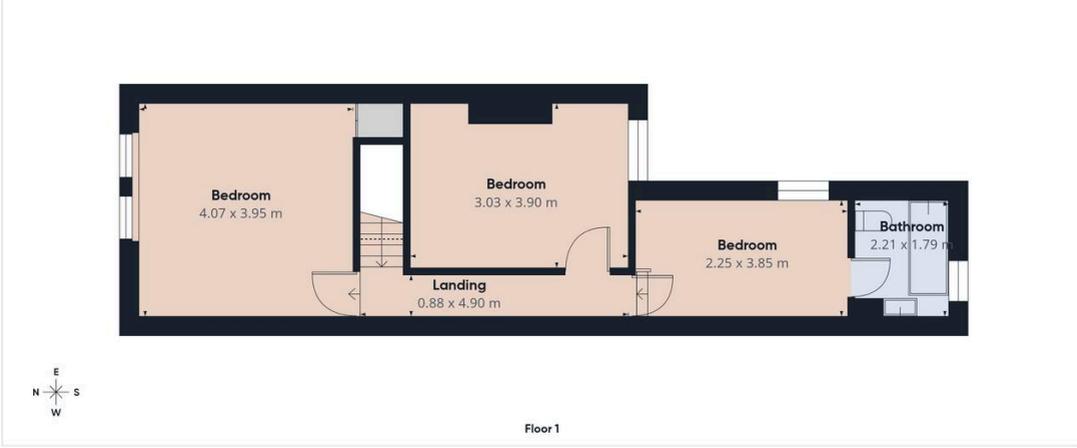
Approximate total area⁽¹⁾
94.6 m²
Reduced headroom
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area⁽¹⁾
49.2 m²
Reduced headroom
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

You can include any text here. The text can be modified upon generating your brochure.



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