



- CHAIN FREE!
- Semi Detached House
- 2 Double Bedrooms
- 2 Bathrooms plus Downstairs WC

- L Shaped Kitchen/Diner
- 2 Reception Rooms
- Off Street Parking & Garage
- Spacious Rear Garden

Buckingham Avenue, DN15 8NP,
Offers Over £127,500





Starkey&Brown are delighted to offer for sale this spacious semi detached house on Buckingham Avenue with NO ONWARD CHAIN! The accommodation briefly comprises of 2 double bedrooms, bathroom and shower room to the first floor, whilst downstairs boasts an entrance hall, WC, lounge, sitting room and kitchen/diner. The property is originally a 3 bedroom house, the 3rd bedroom has been converted into an extra bathroom. Outside the property has off street parking for numerous vehicles, good size rear garden and a garage. A great location nearby to a wide range of amenities, an internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hall

Having uPVC double glazed front entrance door, radiator and stairs rising to the first floor with cupboard beneath.

Downstairs WC

2' 1" x 5' 8" (0.63m x 1.73m)

Having uPVC double glazed window to the side aspect, WC and wash hand basin.

Lounge

11' 10" x 13' 8" into bay (3.60m x 4.16m)

Having uPVC double glazed bay window to the front aspect, radiator and coved ceiling.

Sitting Room

11' 10" x 9' 6" (3.60m x 2.89m)

Having radiator and opening into kitchen/diner.

Kitchen/Diner

17' 3" x 13' 5" (5.25m x 4.09m)

Having two uPVC double glazed windows to the side aspect, uPVC double glazed French doors to the rear aspect, door to the rear aspect, gas central heating boiler, a range of wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for white goods.

First Floor Landing

Having uPVC double glazed window to the side aspect and loft access.

Bedroom 1

12' 1" x 11' 7" (3.68m x 3.53m)

Having uPVC double glazed window to the front aspect and radiator.

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)

Having uPVC double glazed window to the rear aspect and radiator.

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

Having uPVC double glazed window to the rear aspect, radiator, wash hand basin set in vanity unit and P shaped panelled bath with shower attachment over.

Shower Room

5' 5" x 6' 8" (1.65m x 2.03m)

Having uPVC double glazed window to the front aspect, shower cubicle, wash hand basin set in vanity unit, WC and radiator.

Outside Front

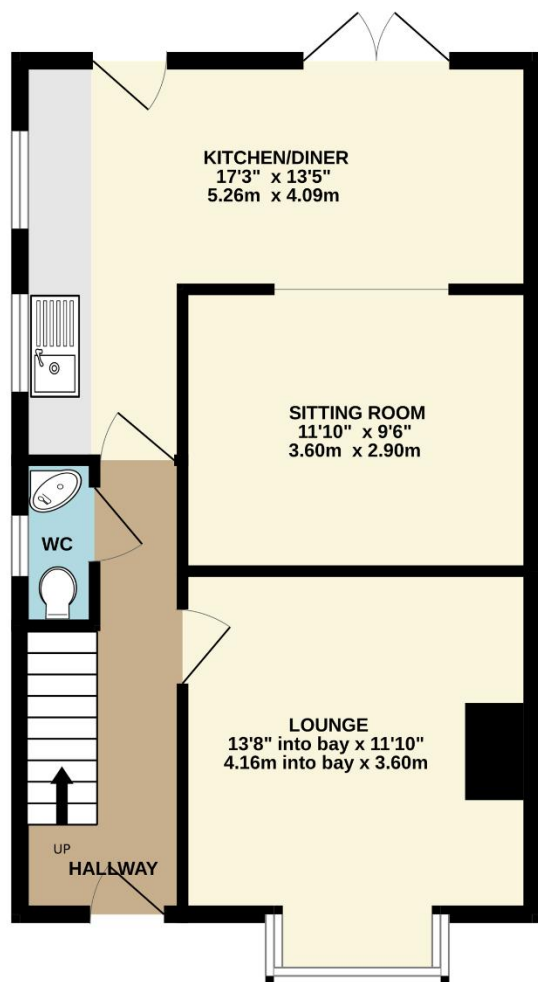
Having off street parking for more than one vehicle; Drive to the side of the property and a gate at the rear providing access to the garage and rear garden.

Outside Rear

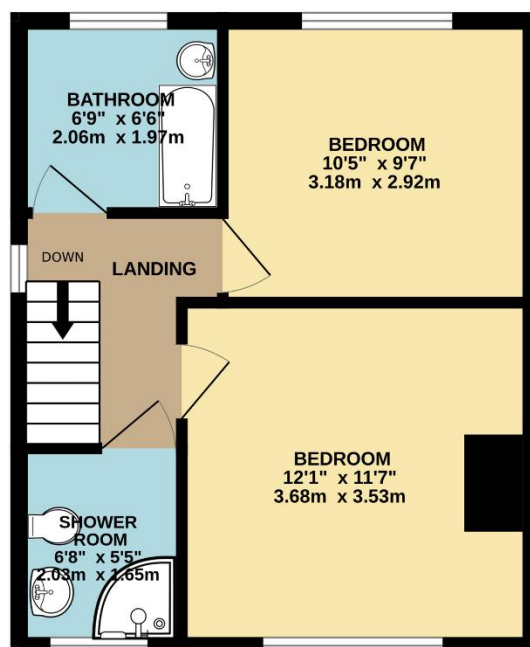
The generously sized rear garden includes a lawned area, paved areas, hedging/plants/bushes, garage, greenhouse and two sheds with power.



GROUND FLOOR



1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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