



40 Plymouth Road, Scunthorpe

£149,950 Freehold

A TRADITIONAL SEMI DETACHED HOUSE • NO UPWARD CHAIN • NEWLY REFURBISHED THROUGHOUT •
ATTRACTIVE FITTED KITCHEN & BATHROOM • LARGE OPEN PLAN LIVING AREA •
SOUGHT AFTER RESIDENTIAL AREA • PRIVATE ENCLOSED REAR GARDEN •
RECOMMENDED



paul fox
the family estate agents

Newly refurbished 3-bed semi in a sought-after area with no upward chain, modern kitchen, 4-piece bathroom, detached garage, ample parking, and private gardens. Viewing recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

Gas fired central heating system to radiators.

- A TRADITIONAL SEMI DETACHED HOUSE
- NO UPWARD CHAIN
- NEWLY REFURBISHED THROUGHOUT
- ATTRACTIVE FITTED KITCHEN & BATHROOM
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- 3 BEDROOMS
- SOUGHT AFTER RESIDENTIAL AREA
- PRIVATE ENCLOSED GARDEN
- VIEWING COMES HIGHLY RECOMMENDED





Entrance Hallway

5' 11" x 15' 3" (1.80m x 4.65m)

Front uPVC double glazed entrance door with patterned glazing, staircase leads to the first floor accommodation, attractive laminate flooring and doors to;

Cloakroom

Side uPVC double glazed window, low flush WC in white and laminate flooring.

Spacious Open Plan Lounge/Dining Room

12' 2" x 24' 0" (3.71m x 7.32m)

Enjoys a dual aspect with front and rear uPVC double glazed windows.

Modern Fitted Kitchen

8' 9" x 11' 7" (2.67m x 3.53m)

With side and rear uPVC double glazed window and rear uPVC double glazed entrance door leading to the rear garden. The kitchen enjoys an extensive range of gloss finished shaker style furniture with brushed aluminium style pull handles with a complementary wooden style worktop with matching uprising that incorporates a single stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, space and plumbing for appliances, wall mounted Worcester gas fired central heating boiler and attractive laminate flooring.





First Floor Landing

7' 1" x 8' 0" (2.16m x 2.44m)

Side uPVC double glazed window, continuation of balustrading, loft access and doors to;

Master Bedroom 1

11' 3" x 12' 6" (3.43m x 3.81m)

Rear uPVC double glazed window.

Front Double Bedroom 2

10' 3" x 12' 5" (3.12m x 3.79m)

Front uPVC double glazed window.

Front Bedroom 3

8' 0" x 8' 1" (2.44m x 2.46m)

Front uPVC double glazed window and built-in over stairs wardrobe.

Modern Bathroom

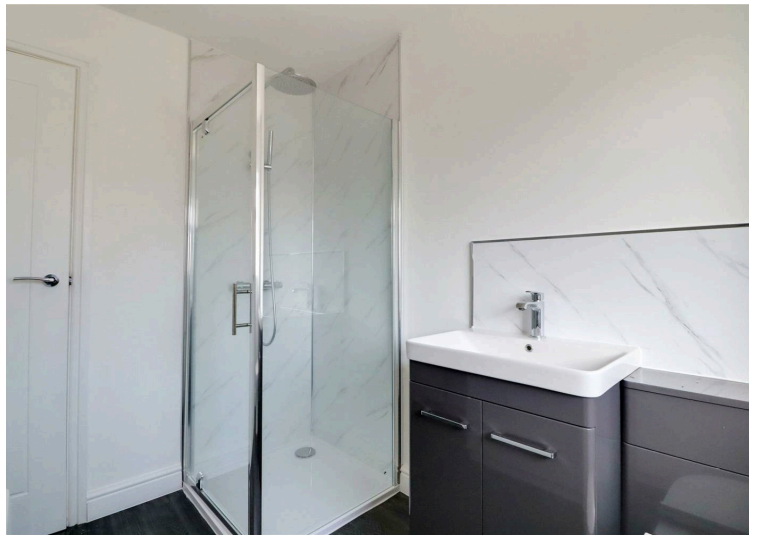
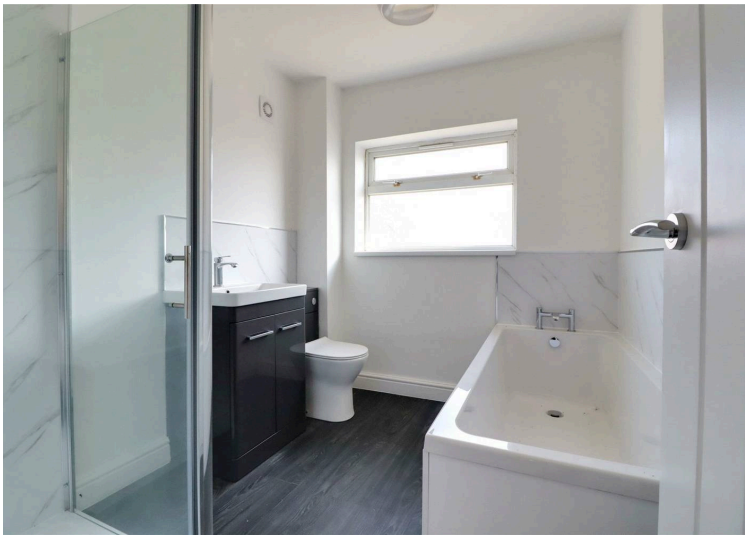
7' 1" x 8' 5" (2.16m x 2.56m)

Rear uPVC double glazed window with patterned glazing providing a four piece suite in white comprising a low flush WC with adjoining vanity wash hand basin, panelled bath, separate shower cubicle with mains shower and glazed screen and attractive laminate flooring.

Outbuildings

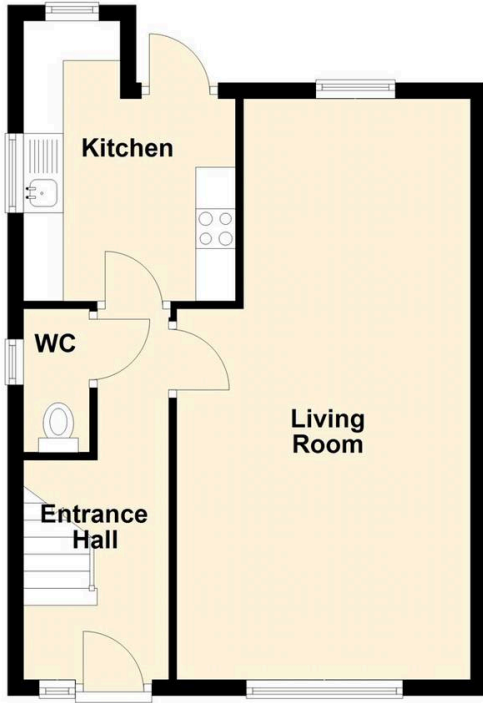
The property benefits from a detached brick built garage.





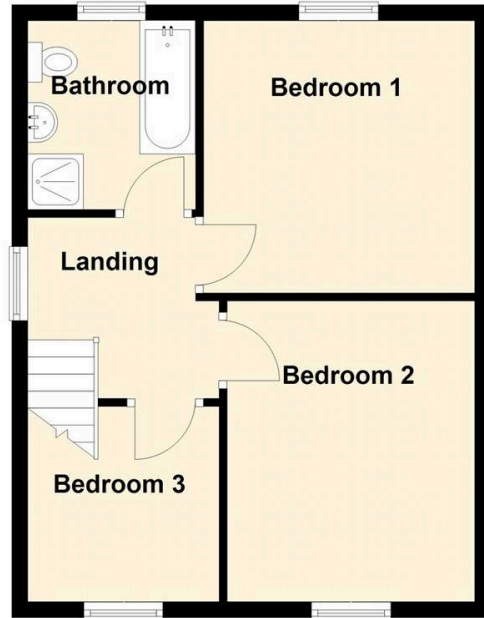
Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



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