



36 Woodclose Road, Scunthorpe, DN17 1RU  
£119,995



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this semi detached house located in a popular area with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen and a bathroom. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included.

To the ground floor is an entrance hall, lounge, dining kitchen and bathroom. There are 3 well proportioned bedrooms off the first floor landing.

The property has well presented gardens plus off road parking for a number of cars and a detached garage.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring.

#### Lounge 16'0"(max) x 12'10"(max) (4.89m(max) x 3.92m(max))

A light dual aspect room with laminate flooring, curtains and blinds.

#### Dining Kitchen 10'0" x 9'3" (3.06m x 2.83m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob and hood plus 1.5 sink and mixer tap and recessed spot lights. Access to 2 store cupboards.

#### Bathroom 6'0" x 5'5" (1.85m x 1.67m)

Having modern white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator and recessed spot lights.

### FIRST FLOOR

#### Landing

With laminate flooring.

#### Bedroom 1 16'0"(max) x 9'2"(max) (4.88m(max) x 2.80m(max))

With laminate flooring and blinds. Access to store.

#### Bedroom 2 14'10"(max) x 7'11"(max) (4.54m(max) x 2.42m(max))

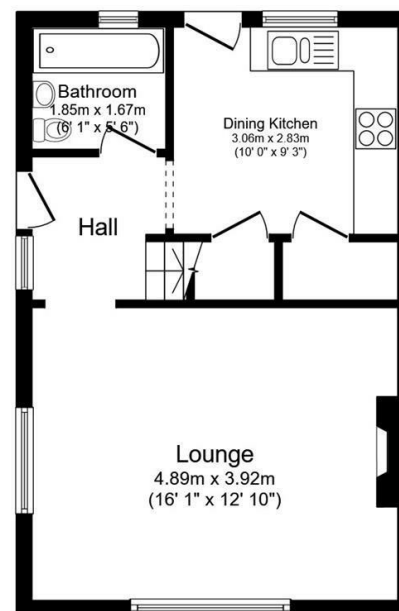
A light dual aspect room with laminate flooring, blinds, recessed spot lights and access to store.

#### Bedroom 3 8'9" x 7'8" (2.67m x 2.36m)

With laminate flooring and blinds.

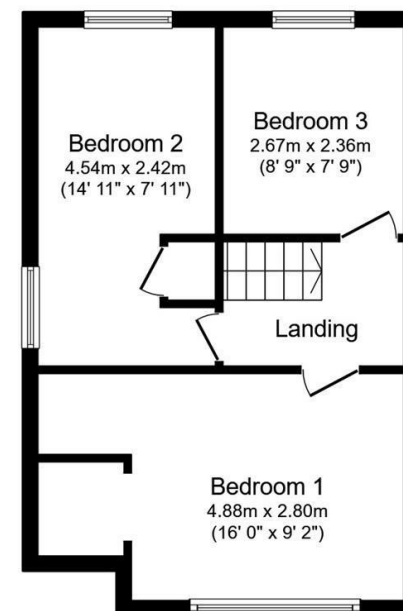
### EXTERNAL

The property has well presented gardens plus off road parking for a number of cars and a detached garage.



Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.)



First Floor

Floor area 38.3 sq.m. (412 sq.ft.)

Total floor area: 77.3 sq.m. (832 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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