



**Burghley Road, Scunthorpe DN16 1JD**



**welcome to**

**Burghley Road, Scunthorpe**

William H Brown presents this end-terraced home which offers a lounge and open plan kitchen. On the first floor there is three bedrooms serviced by a bathroom. Externally we have a driveway and private rear garden.



### Entrance Hall

Front elevation double-glazed entrance door, heated towel rail, double-glazed window and laminate flooring.

### Lounge

18' 2" x 10' 3" max ( 5.54m x 3.12m max )

Front facing double-glazed window, fireplace set in wood effect surround, central heating radiator, double-glazed door leading into the rear garden, laminate flooring, coving to the ceiling and wood/glazed door.

### Open Plan Kitchen

18' 2" x 14' 2" ( 5.54m x 4.32m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, electric oven, gas hob, cooker hood, plumbing for a washing machine, central heating radiator, two double-glazed windows, laminate flooring, under stairs cupboard, integrated fridge/freezer and wood/glazed panel door.

### Landing

Stairs from entrance hallway, rear facing double-glazed window, airing cupboard housing central heating boiler and loft access.

### Bedroom One

12' 3" x 10' 8" excluding door recess ( 3.73m x 3.25m excluding door recess )

Two double-glazed windows, fitted wardrobe, central heating radiator, shower cubicle, coving to the ceiling, laminate flooring and colonial style door.

### Bedroom Two

11' 1" max x 8' 11" excluding door recess ( 3.38m max x 2.72m excluding door recess )

Front facing double-glazed window, central heating radiator, storage cupboard, coving to the ceiling and flushed style door.

### Bedroom Three

8' 11" x 7' 1" max ( 2.72m x 2.16m max )

Rear facing double-glazed window, fitted wardrobe, central heating radiator, laminate flooring, colonial style door and coving to the ceiling.

### Contemporary Style Bathroom

Two double-glazed windows, P-Shaped bath with the shower over, WC, wash hand basin with vanity unit, heated towel rail, tiled flooring, tiled walls and colonial style door.

### Outbuilding

Brick built shed.

### Front Garden

Low maintenance garden with a driveway.

### Rear Garden

Laid to lawn, timber shed, greenhouse and timber fencing forming boundary.



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## **Burghley Road, Scunthorpe**

- End-Terraced House
- Three Bedrooms
- Driveway
- Front and Rear Gardens
- Brick Shed and a Greenhouse

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01724 868448**



[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)



16-18 Oswald Road, SCUNTHORPE, South  
Humberside, DN15 7PT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**