



Church Lane, Scunthorpe DN15 7HB

welcome to

Church Lane, Scunthorpe

A three-bedroom semi-detached home on Church Lane, close to the hospital and local amenities. Features a lounge, dining room, kitchen, downstairs WC, three bedrooms and a bathroom, plus a front driveway and a spacious rear garden with a large shed.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double-glazed front entrance door, understairs cupboard with double-glazed window, and a radiator.

Cloakroom

WC, radiator and double-glazed window.

Lounge

Double-glazed window to front, gas fireplace, radiator and colonial door.

Dining Room

Double-glazed window to rear, electric fireplace, and a radiator.

Kitchen

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, plumbing for a washing machine, central heating boiler, radiator, tiling to the walls, double-glazed window to side aspect, and cushion flooring.

Landing

Stairs from entrance hallway, loft access and double-glazed window to side aspect.

Bedroom One

Double-glazed bow window to front aspect, radiator and colonial door.

Bedroom Two

Double-glazed window to rear aspect, radiator and colonial door.

Bedroom Three

Double-glazed window to front aspect, radiator and colonial door.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, radiator, double-glazed window to rear aspect and colonial door.

Front Garden

Garden with a driveway.

Rear Garden

Lawned garden with a large timber shed, and timber fencing forming boundary.



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Church Lane, Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom semi-detached home
- Close to Scunthorpe General Hospital and nearby bus routes

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£120,000



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