



Wesley Close, Winterton, Scunthorpe DN15 9QB

welcome to

Wesley Close, Winterton Scunthorpe

PUBLIC NOTICE: William H Brown are now in receipt of an offer for the sum of £160,000 for 8 Wesley Close. Anyone wishing to place an offer on this property should contact William H Brown, 16-18 Oswald Road, Scunthorpe, DN15 7PT or 01724868448 before exchange of contracts.



Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

Double-glazed window to front, radiator.

Dining Room

9' 7" x 8' 7" (2.92m x 2.62m)

Radiator and doors opens onto conservatory.

Kitchen

11' 2" x 8' 9" (3.40m x 2.67m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, oven and hob, radiator, and double-glazed window to rear.

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)

Double bedroom with radiator and double-glazed window to rear.

Bedroom Two

14' x 7' 9" (4.27m x 2.36m)

Radiator and double-glazed window to front.

Bedroom Three

9' 7" x 6' 9" (2.92m x 2.06m)

Bedroom with radiator and double-glazed window to front.

Bathroom

Double-glazed window to rear, WC, wash hand basin, radiator and a bath.

Front Garden

Garden with a driveway and lawned area.

Rear Garden

Low-maintenance paved rear garden.

Agents Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



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Wesley Close, Winterton Scunthorpe

- Semi-detached family home in a quiet cul-de-sac
- Three bedrooms
- Driveway
- Enclosed, paved rear garden for low maintenance
- Desirable Winterton location close to amenities and schools

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT111393 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



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



williamhbrown.co.uk