



- 3 Bedrooms
- 2 Reception Rooms
- New Roof 2026
- Family Bathroom
- Manageable Gardens
- Off Road Parking
- EPC Band D
- Council Tax Band A

Merlin Road, Scunthorpe, DN17 1LL,
Monthly Rental Of £750.00





This terraced house comprises of 3 spacious bedrooms and family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge, kitchen and dining room. NEW ROOF 2026. The property benefits from off road parking, gas central heating and double glazing. Located within close proximity to Central Park and within walking distance to the 2 local popular colleges. Holding fee - £173, deposit - £865.



Entrance Hall

Having Upvc double glazed frosted door to the front elevation, vinyl flooring, radiator and stairs rising to the first floor with under stairs storage.

Lounge

14' 8" x 11' 4" (4.47m x 3.45m)

Having Upvc double glazed window to the front elevation and radiator.

Dining Room

11' 0" x 7' 9" (3.35m x 2.36m)

Having Upvc double glazed window to the rear elevation, vinyl flooring and radiator.

Kitchen

13' 1" x 11' 9" (3.98m x 3.58m)

Having Upvc double glazed window and Upvc double glazed frosted door to the rear elevation, part tiled walls, wall and base units with work surfaces over, inset sink and drainer unit, electric oven and hob with extractor fan over, plumbing for washing machine, small breakfast bar and radiator.

First Floor Landing

Bedroom 1

15' 1" x 12' 2" (4.59m x 3.71m)

Having Upvc double glazed window to the front elevation and radiator.

Bedroom 2

15' 2" x 10' 4" (4.62m x 3.15m)

Having Upvc double glazed window to the rear elevation and radiator.

Bedroom 3

10' 5" x 7' 4" (3.17m x 2.23m)

Having Upvc double glazed window to the front elevation, radiator and over stairs storage cupboard.

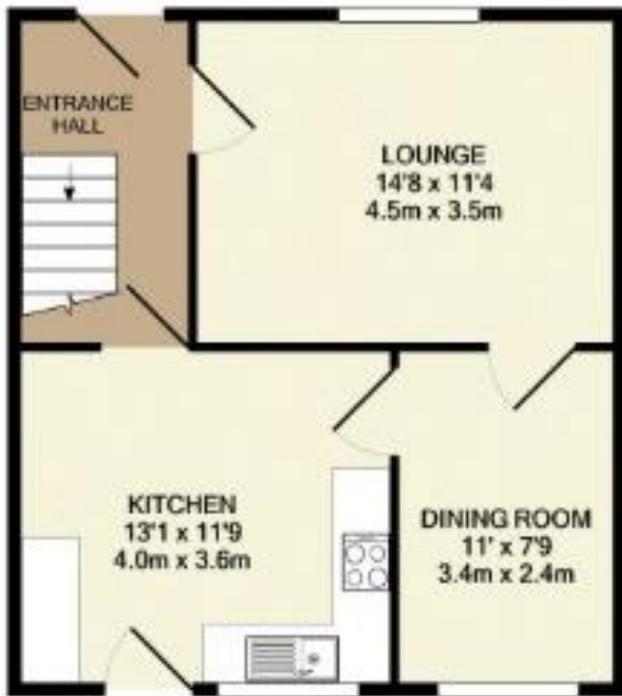
Bathroom

Having Upvc double glazed window to the rear elevation, part tiled walls, panelled bath with shower head over, low level flush WC, wash hand basin and radiator.

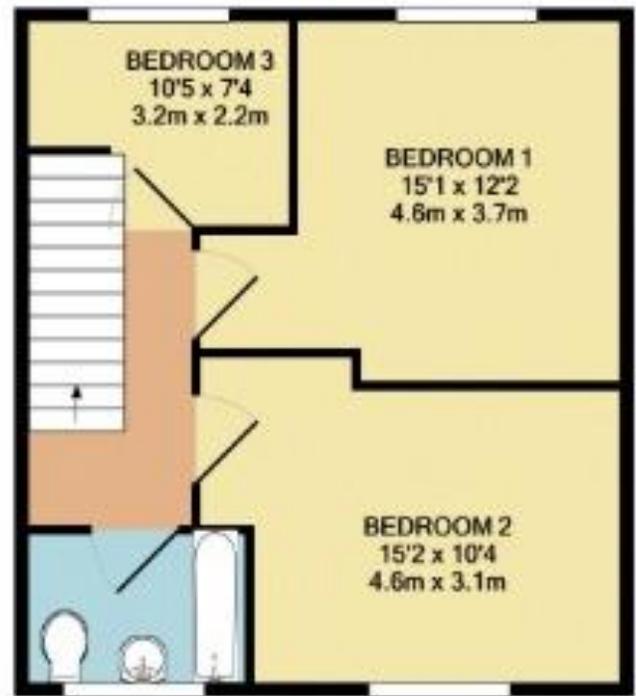
Outside

To the front of the property there is off street parking. The rear garden is paved with artificial grass area.





GROUND FLOOR



1ST FLOOR

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE