



118 Moorwell Road, Scunthorpe, DN17 2SY

£200,000

Extended and refurbished this is an ideal first time buy and family home. These Moorwell Road homes are set well back from the road with ample parking and a really good size garden too. Inside, this home has been overhauled with upgrades throughout. The finish is excellent with contemporary decor and a modern kitchen and bathroom.

The house downstairs is made up of a lounge, dining room, kitchen, utility and w.c. With three bedrooms and bathroom on the first floor. The garden is a great space with landscaped, lawned garden, a garage and an outbuilding.

Available to buy with no chain, get in touch to book your viewing.

Porch

Lounge 17'4" x 14'7" (5.29 x 4.45)



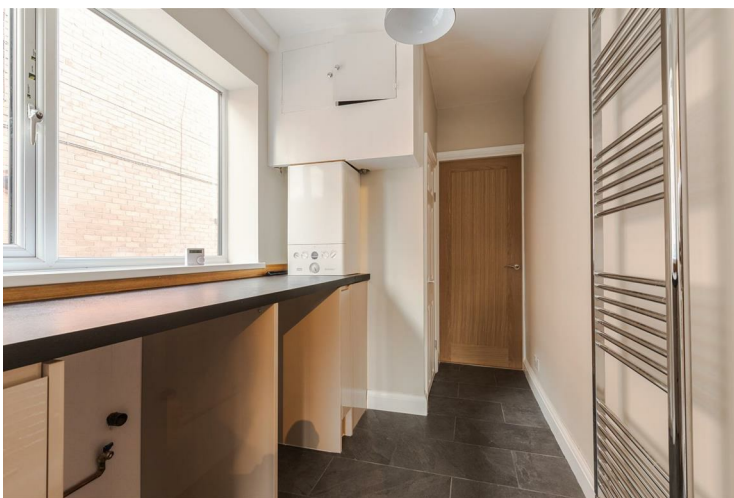
Dining Room 12'8" x 10'10" (3.87 x 3.32)



Kitchen 13'5" x 9'2" (4.10 x 2.81)



Utility



W.C.

Landing

Bedroom One 12'5" x 10'6" (3.80 x 3.21)



Bedroom Two 11'2" x 10'6" (3.41 x 3.21)



Bedroom Three 8'0" x 6'9" (2.44 x 2.08)



Bathroom 6'9" x 5'6" (2.08 x 1.69)

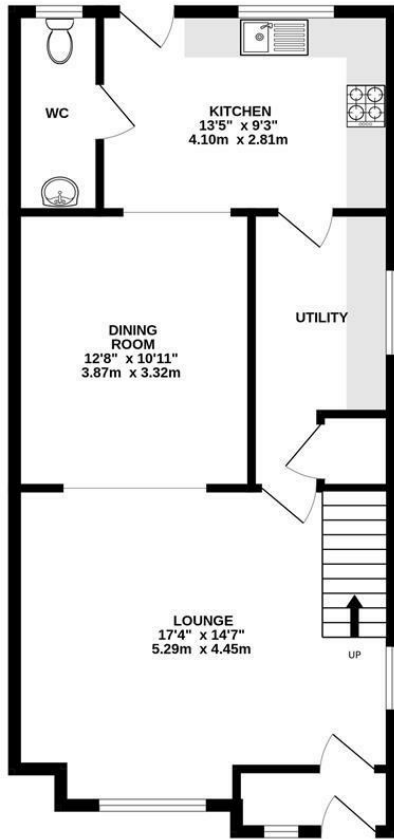


Outside

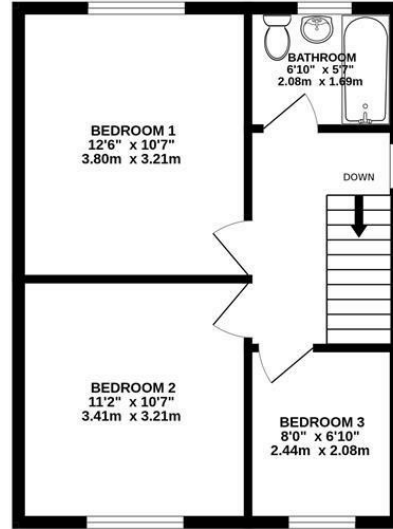


Floor Plan

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

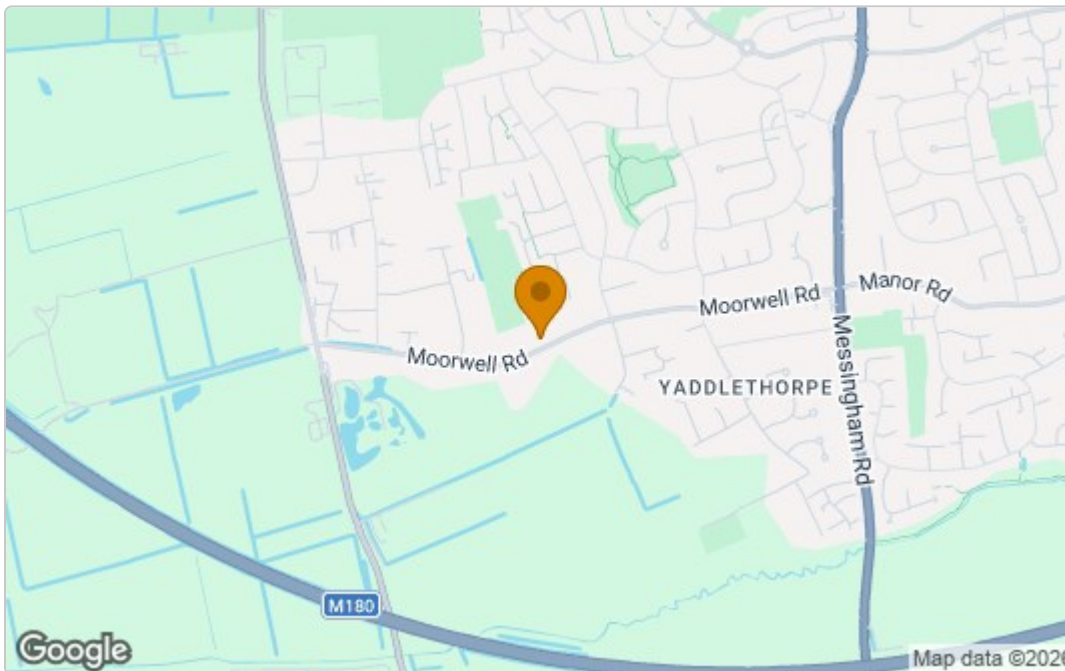


TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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