



32 Dunstall Street, Scunthorpe, Lincolnshire,  
DN15 6JZ

**£50,000**

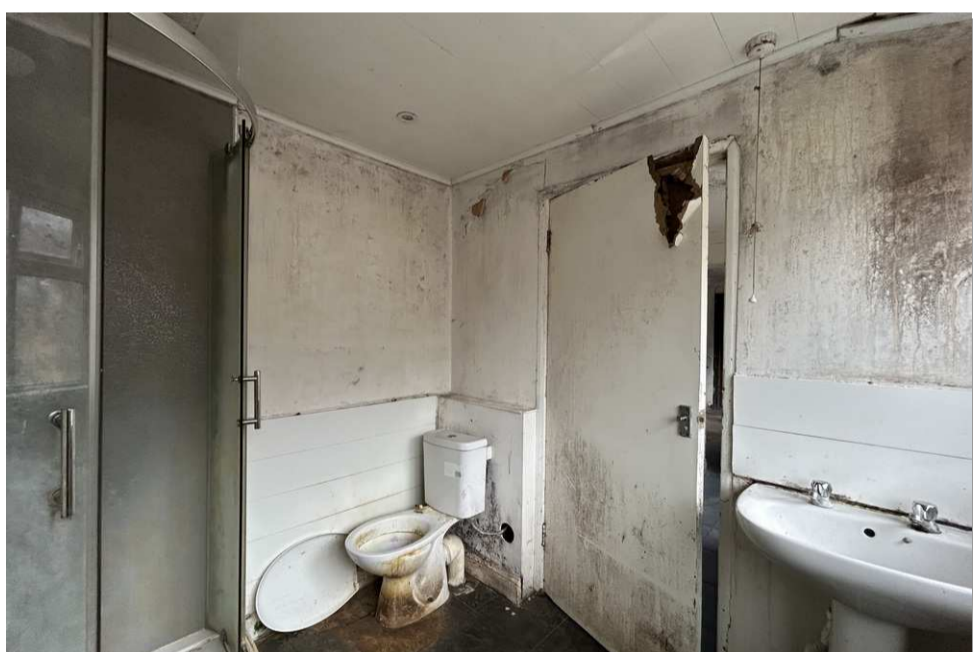


- Ideal Investment Opportunity with NO CHAIN!!!!
- Traditional End of Terraced House
- Three Bedrooms
- Kitchen and Utility Area
- Two Reception Rooms
- Ground Floor Shower Room
- Town Centre Location
- Garden to Rear
- Council Tax Band A
- For Sale by Modern Auction – T & C's apply

\*\*\* ARE YOU LOOKING FOR YOUR FIRST HOME OR AN INVESTMENT OPPORTUNITY??\*\*\*

Exciting opportunity to purchase this spacious three-bedroom end of terraced home that is situated on Dunstall Street and is within walking distance to Scunthorpe town centre.

This property is offered to the market via modern method of auction and boasts a spacious lounge and separate dining room, a kitchen and utility area, three bedrooms, a downstairs three-piece shower room, and a courtyard rear garden. This property offers scope for modernisation throughout and lends itself perfectly to first-time buyers, or investors looking to add to their portfolio for the busy rental market in the town.



## ACCOMMODATION

The accommodation is conveniently located over two floors.

## STEP OUTSIDE

The property fronts directly onto the street, while the rear features a paved courtyard garden with an outside store, all enclosed by a brick-built wall.

## LOCATION

Situated in a popular residential area and is within walking distance of local amenities including Supermarkets, independent and nationwide retailers, local primary and secondary schools. Local colleges are within easy travelling distance. The property is situated close to the local bus service network with a regular service providing transport into Scunthorpe town centre, within easy reach of the M180 motorway network, and approximately 30 minutes travelling time to Humberside Airport.

## LOUNGE 136.00 IN X 147.00 IN

The front-facing lounge features a fireplace with a wooden surround and inset electric fire, complemented by a uPVC window allowing for plenty of natural light. Additional features include decorative coving, a ceiling rose with pendant lighting, and a radiator."

## KITCHEN 3.56 M X 2.21 M

The kitchen is fitted with a stainless-steel sink with storage below and benefits from a window overlooking the courtyard. Further features include tiled flooring, a radiator, and access to an under stairs storage cupboard.

## DINING ROOM

The rear-facing dining room benefits from a window overlooking the courtyard, and is finished with coving to the ceiling, a central ceiling light, radiator, and laminate flooring.

## UTILITY AREA 2.21 M X 2.03 M

The utility area is accessed off the kitchen and offers a useful worktop with space and plumbing for a washing machine beneath. The room benefits from a uPVC door providing access to the courtyard, a window allowing natural light, and tiled flooring throughout.

## SHOWER ROOM 2.21 M X 1.88 M

The shower room is fitted with a walk-in shower cubicle, pedestal hand wash basin, and low-level toilet, a radiator and spotlights.

## BEDROOM ONE 3.73 M X 4.60 M

Bedroom one is front-facing and benefits from a window providing natural light, a radiator, and ceiling lighting.

## BEDROOM TWO 4.01 M X 2.84 M

Bedroom two is rear-facing and features a window overlooking the courtyard garden, along with a wall-mounted Ideal boiler and a pendant ceiling light.

## BEDROOM THREE 3.58 M X 2.26 M

Bedroom three is situated to the rear of the property and features a window, a radiator, and a pendant ceiling light.

## FIXTURES AND FITTINGS ]

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

## SERVICES (NOT TESTED)

Mains electricity and gas, water and drainage are all understood to be connected to the property.

## COUNCIL TAX BAND

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

## AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

IF YOU WOULD LIKE TO MAKE ARRANGMENTS FOR A VIEWING, OR TO MAKE A BID PLEASE CONTACT BELL WATSON ESTATE AGENTS.







#### **PROPERTY MISDESCRIPTION**

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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