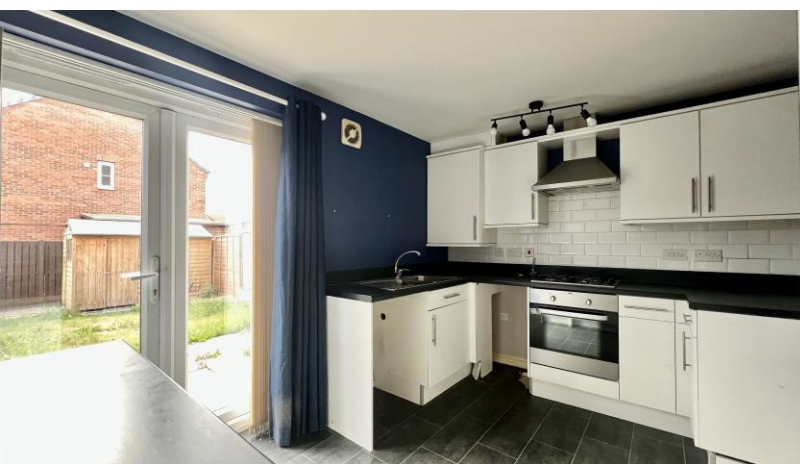




- CHAIN FREE!
- Popular Lakeside Location
- Semi Detached House
- 3 Storey Accommodation
- 3 Bedrooms
- Family Bathroom plus Downstairs WC
- Off Street Parking
- Rear Garden

Whimbrel Chase, Scunthorpe, DN16 3WJ,
£150,000





Starkey&Brown are delighted to offer for sale this three storey semi detached house on Whimbrel Chase, ideally located in the popular Lakeside area of Scunthorpe. The accommodation briefly comprises of a large master bedroom to the second floor, two further bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance porch, lounge, WC and kitchen. Additional features include off street parking, an enclosed rear garden and NO ONWARD CHAIN! An excellent location with a great range of amenities and convenient motorway access nearby, call today to view! Freehold. Council tax band: B.

Entrance Porch

Having front entrance door and radiator.

Lounge

Having uPVC double glazed window to the front aspect, radiator and storage cupboard.

Kitchen

Having uPVC double glazed French doors to the rear aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

Downstairs WC

Having WC, wash hand basin and radiator.

First Floor Landing

Having radiator and stairs to the second floor.

Bedroom 2

Having two uPVC double glazed windows to the front aspect, radiator and wardrobe.

Bedroom 3

Having uPVC double glazed window to the rear aspect and radiator.

Bathroom

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, WC and radiator.

Second Floor Landing

Having storage cupboard.

Bedroom 1

Having Velux windows, radiator and built in cupboard.

Outside Front

Having off street parking.

Outside Rear

Enclosed lawned garden with shed.

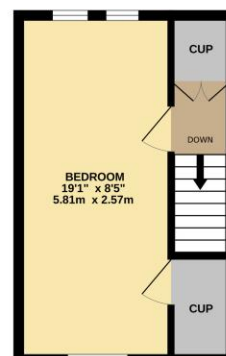
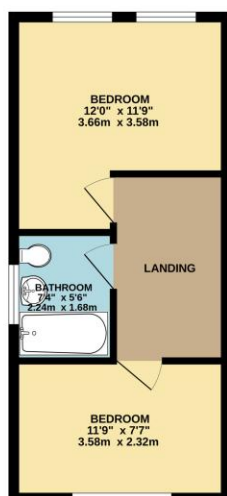




GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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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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.

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