



- Ideal First Time Buy
- Non Standard Construction
- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Street Parking
- Front & Rear Gardens
- CHAIN FREE!

Bonby Grove, Scunthorpe, DN17 2LU,
£135,000





Offered for sale with NO ONWARD CHAIN in the cul-de-sac of Bonby Grove is this non standard construction semi detached house, ideal for first time buyers, families or investors. The accommodation is immaculately presented throughout and briefly comprises of 3 bedrooms and a modern bathroom to the first floor, whilst downstairs boasts an entrance hallway, lounge, separate dining room and kitchen. Outside the property has lawned front and rear gardens, off street parking and a brick built shed with power. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A.



Entrance Hallway

Having a uPVC double-glazed door to the side aspect, stairs rising to the first floor, a radiator, and a coved ceiling.

Lounge

10' 1" x 14' 10" (3.07m x 4.52m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Dining Room

9' 7" x 11' 5" (2.92m x 3.48m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

Kitchen

9' 7" x 10' 0" (2.92m x 3.05m)

Having a uPVC double-glazed door and window to the rear aspect, a coved ceiling, a range of wall and base units with work surfaces over, an inset sink and drainer unit, space/plumbing for white goods.

First Floor Landing

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, and loft access.

Bedroom 1

10' 3" x 14' 10" (3.12m x 4.52m)

Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, and a built-in cupboard.

Bedroom 2

9' 6" x 14' 10" (2.89m x 4.52m)

Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, and a built-in cupboard.

Bedroom 3

6' 5" x 9' 6" (1.95m x 2.89m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a coved ceiling.

Bathroom

4' 10" x 6' 4" (1.47m x 1.93m)

Having a uPVC double-glazed window to the rear aspect, a panelled bath with a shower over, a wash hand basin set in a vanity unit, WC, and a radiator.

Outside Front

Having off street parking for numerous vehicles, lawned garden and gate to the rear garden.

Outside Rear

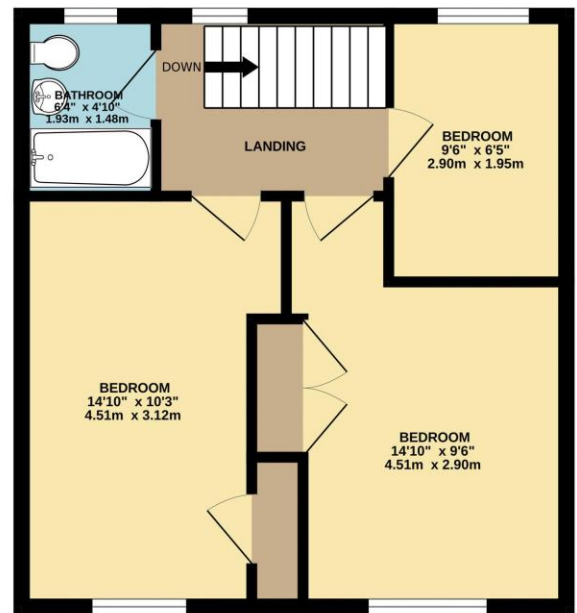
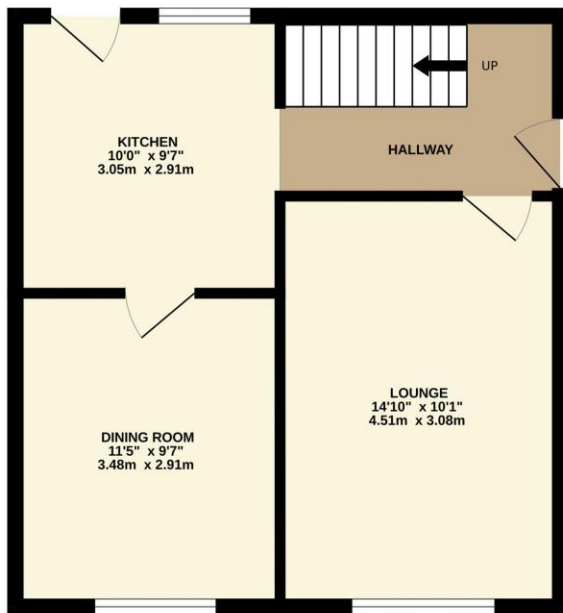
The enclosed rear garden is mainly laid to lawn with a fenced surround, paved patio area, and brick-built shed (7ft2 x 9ft3 with power).





GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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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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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