



**2B Plymouth Road, Scunthorpe, DN17 1TL**  
**£199,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus utility room and contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus built in wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 3 double bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

There are well presented gardens with lawns and patio area. There is off road parking plus a single garage.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted carpets.

#### Lounge 16'7" x 9'8" (5.06m x 2.95m)

With fitted carpets. French doors leading to the rear garden.

#### Dining Kitchen 17'7"(max) x 13'9"(max) (5.37m(max) x 4.20m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob, hood and fridge freezer.

#### Utility Room 10'1" x 5'3" (3.09m x 1.61m)

Having modern units with laminate worktops. Space for a washing machine and drier. Vinyl flooring.

#### WC 6'10" x 3'9" (2.09m x 1.16m)

Having contemporary white sanitary ware with tiling and floor tiling.

### FIRST FLOOR

#### Landing

With fitted carpets and access to store.

#### Bedroom 1 13'6" x 10'2" (4.14m x 3.11m)

With built in wardrobes and fitted carpets.

#### En Suite 10'1"(max) x 7'0"(max) (3.09m(max) x 2.14m(max))

Having contemporary white sanitary ware with double shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

#### Bedroom 2 16'6"(max) x 9'0"(max) (5.04m(max) x 2.75m(max))

With fitted carpets.

#### Bedroom 3 16'6"(max) x 8'9"(max) (5.04m(max) x 2.69m(max))

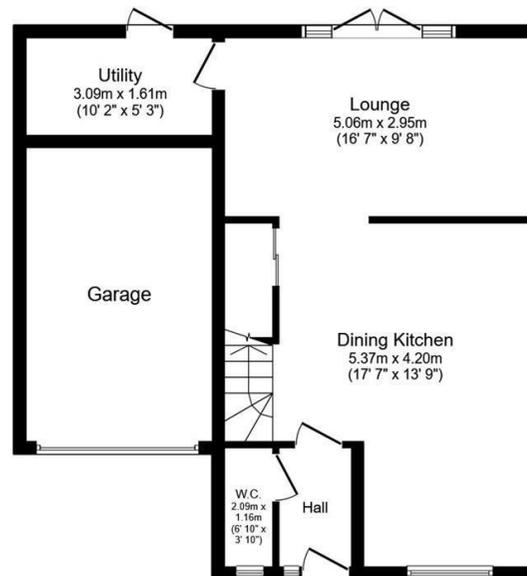
With fitted carpets.

#### Bathroom 9'1"(max) x 9'0"(max) (2.78m(max) x 2.76m(max))

Having contemporary white sanitary ware with wall and floor tiling, chrome ladder radiator and recessed spot lights.

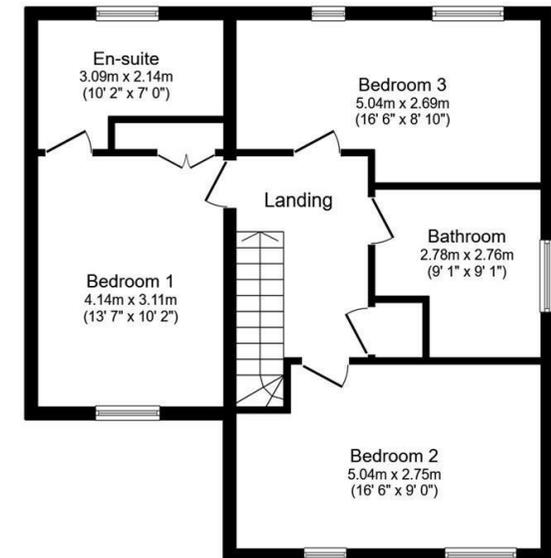
### EXTERNAL

There are well presented gardens with lawns and patio area. There is off road parking plus a single garage.



Ground Floor

Floor area 66.0 sq.m. (711 sq.ft.)



First Floor

Floor area 65.1 sq.m. (701 sq.ft.)

Total floor area: 131.1 sq.m. (1,411 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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