



**Comforts Avenue, SCUNTHORPE DN15 6PN**

**welcome to**

**Comforts Avenue, SCUNTHORPE**

Two-bedroom semi-detached house near town and transport links, featuring a modern kitchen, lounge, utility, WC, large driveway and a spacious garden with several outbuildings, including a powered office summerhouse.



**Entrance Hall**

Double-glazed entrance door.

**Cloakroom**

WC, radiator and double-glazed window to rear aspect.

**Lounge**

Double-glazed window to front aspect, electric fireplace and a radiator.

**Kitchen**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, electric oven, induction hob, cooker hood, plumbing for a dishwasher, radiator, island, storage utility, two double-glazed windows and a door to utility room.

**Utility Room**

Base cupboards, work surfaces, combi boiler, plumbing for a washing machine, double-glazed window to side aspect and a radiator.

**Landing**

Stairs from entrance hallway, access to part boarded and insulated loft with loft ladder.

**Bedroom One**

Double-glazed window to front aspect, built-in wardrobe, and a radiator.

**Bedroom Two**

Double-glazed window to rear aspect and a radiator.

**Shower Room**

Shower cubicle, WC, wash hand basin with vanity unit, mermaid board, heated towel rail and double-glazed window to side aspect.

**Front Garden**

Concrete garden with timber fencing creating boundary.

**Rear Garden**

Lawned garden offers a summer house with power and internet (currently used as an office), bike shed, second smaller summer house with power, a workshop at the rear and a wood shed.



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welcome to

## Comforts Avenue, SCUNTHORPE

- Two-bedroom semi-detached home
- Modern kitchen fitted within the last 12 months
- Utility room and downstairs WC
- Large concrete driveway
- Multiple outbuildings including summerhouse office, workshop, bike shed, second summer house and a wood shed.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT111668 - 0002

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