



## Churchfield Road, Scunthorpe - DN16 3DH

£139,000

- \*\*NO CHAIN\*\*** • Semi Detached • Three Bedrooms • Two Reception Rooms • Two Bathrooms • Private Parking  
• Spacious Rear Garden • Freehold • Council tax band A • EPC rating E





**\*\*NO CHAIN\*\*** This well-presented three-bedroom semi-detached home on Churchfield Road offers spacious and versatile accommodation, ideal for a range of buyers. The entrance hall provides access to the staircase and leads into the first reception room, which features a bay window to the front elevation, allowing for plenty of natural light. A second reception room sits to the rear and offers an ideal dining space.

There is also a cosy office area with a useful storage cupboard, providing a practical work-from-home solution. The L-shaped kitchen is fitted with a range of wall and base units and includes a newly integrated oven, electric hob and extractor fan. The ground floor bathroom comprises a toilet, wash basin and a spacious walk-in shower.

Upstairs, the property offers three bedrooms, one of which benefits from its own en-suite shower room with toilet.

Externally, the front of the property features a stone gravel area and block paved driveway providing off-road parking. To the rear is a generous garden with plenty of potential, along with a detached brick garage.

This property has a lot of potential and scope for improvement, and early viewing is recommended.

#### AGENTS NOTES

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

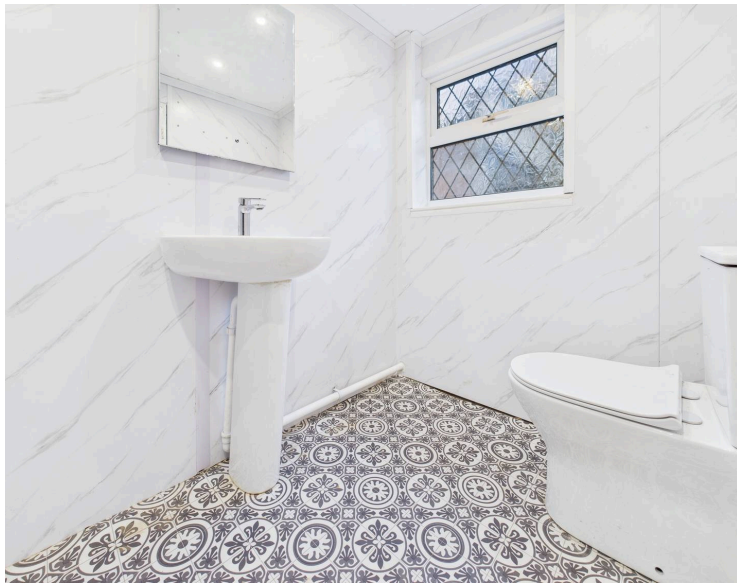
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

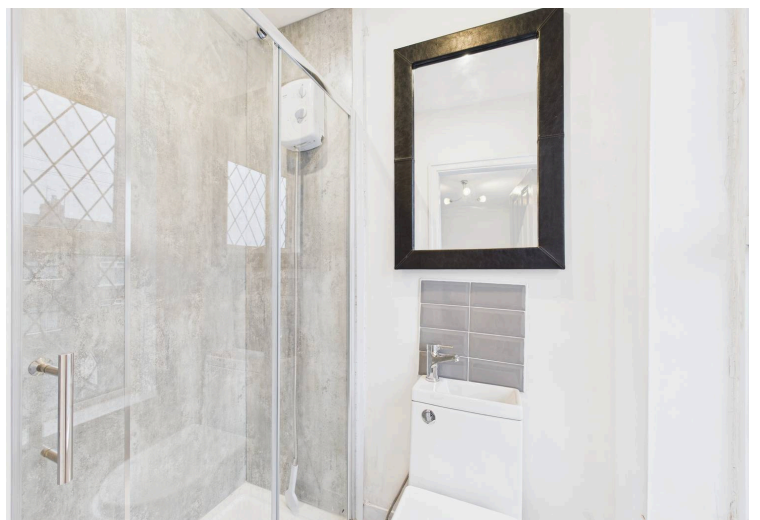


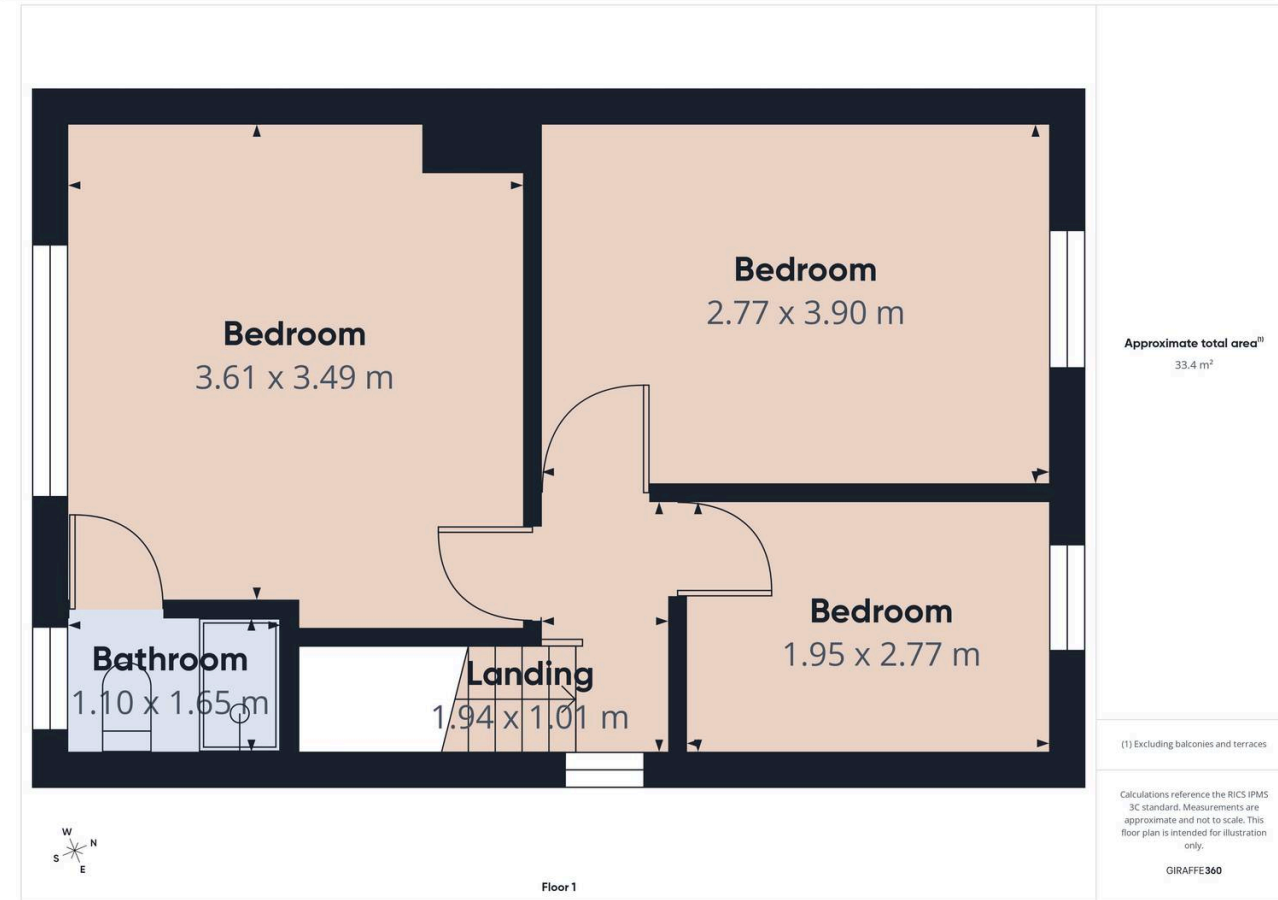
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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