



Theodore Road, Scunthorpe DN15 8HB

welcome to

Theodore Road, Scunthorpe

A well-proportioned three-bedroom semi-detached home on Theodore Road, offering flexible living space, off-road parking and a good-sized rear garden.



Entrance Hall

Double-glazed entrance door, radiators, and a storage area.

Lounge

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

Dining Room

Double-glazed window to front and side aspects, and a radiator.

Kitchen

Fitted kitchen with the range of wall and base cupboards, stainless-steel sink and drainer, work surfaces, plumbing for a washing machine, cooker hood, central heating boiler, radiator, double-glazed window to rear, and a door to garden.

Landing

Stairs from entrance hallway, double-glazed window to rear aspect, and a storage cupboard.

Bedroom One

Double-glazed window to front aspect, storage cupboard, and a radiator.

Bedroom Two

Double-glazed window to rear aspect, and a radiator.

Bedroom Three

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

Bathroom

Double-glazed window to rear aspect, bath with mixer taps and a shower over, WC, wash hand basin, and tiling to the walls.

Front Garden

Driveway.

Rear Garden

Laid to lawn garden with timber fencing forming boundary.



view this property online williamhbrown.co.uk/Property/SCT111867



welcome to

Theodore Road, Scunthorpe

- Semi-detached property
- Three bedrooms
- Driveway providing off-road parking
- Enclosed rear garden laid to lawn
- Convenient location close to amenities and transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SCT111867](https://www.williamhbrown.co.uk/Property/SCT111867)



Property Ref:
SCT111867 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)