



- Sought After Bottesford Location
- Ideal First Time Buyer Home
- Semi-Detached House
- 3 Bedrooms

- Kitchen/Diner
- Front & Rear Gardens
- Ample Off Street Parking
- Garage

West View, Scunthorpe, DN17 2SP,
£165,000





Starkey&Brown are delighted to offer for sale this semi detached house on West View, an ideally positioned quiet location within Bottesford. The property sits on a great plot and offers an excellent degree of privacy, including a large lawned garden to the front with off street parking for numerous vehicles, garage and an enclosed rear garden. The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hallway, lounge and kitchen/diner. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B.



Entrance Hallway

Having a uPVC double-glazed front entrance door, a radiator, and stairs rising to the first floor.

Lounge

13' 6" x 12' 5" (4.11m x 3.78m)

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

Kitchen Diner

16' 7" x 8' 4" (5.05m x 2.54m)

Having a uPVC double-glazed window and door to the rear aspect, a radiator, wall and base units with work surfaces over, an inset sink and drainer unit, a built-in oven, hob and extractor fan, a built-in dishwasher and space/plumbing for further white goods.

First Floor Landing

Having a uPVC double-glazed window to the side aspect, loft access, and a cupboard.

Bedroom 1

9' 9" x 11' 8" (2.97m x 3.55m)

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

Bedroom 2

9' 9" x 9' 4" (2.97m x 2.84m)

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

Bedroom 3

6' 3" x 6' 6" (1.90m x 1.98m)

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

Family Bathroom

6' 1" x 4' 10" (1.85m x 1.47m)

Having a uPVC double-glazed window to the rear aspect, a panelled bath with a shower over, a wash hand basin, a low-level WC, and a heated towel rail.

Outside Front

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

Outside Rear

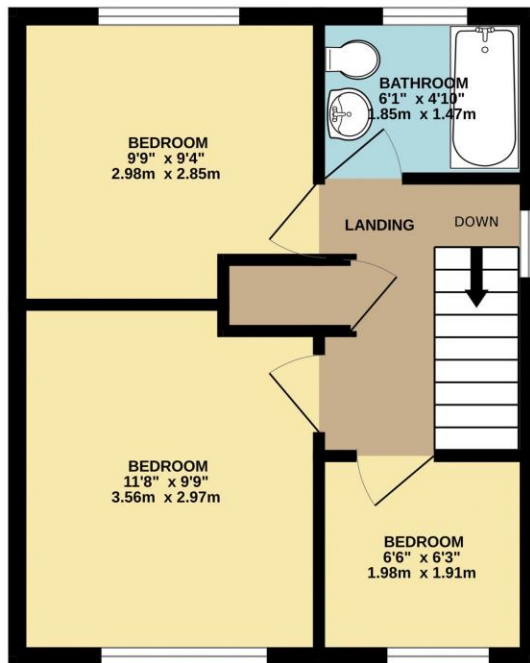
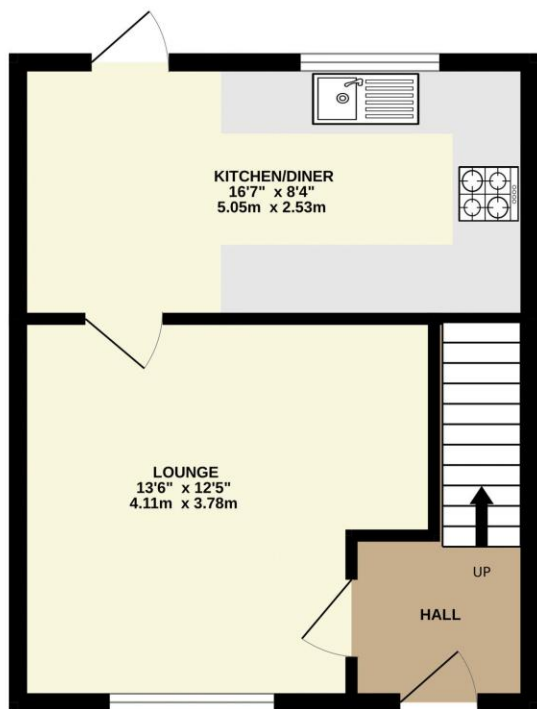
The rear garden offers an excellent degree of privacy and is mainly laid to lawn with a fenced surround, paved patio area and garage.





GROUND FLOOR

1ST FLOOR



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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