



Ashby Road, Scunthorpe DN16 2AB

welcome to

Ashby Road, Scunthorpe

303 Ashby Road, Scunthorpe, DN16 2AB. We advise that an offer has been made for the above property in the sum of £140,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. 16-18 Oswald Road, Scunthorpe, DN15 7PT or 0172868448.



Lounge

12' x 3' 3" (3.66m x 0.99m)

Radiator, and double-glazed window to front.

Dining Room

9' 4" x 13' 4" (2.84m x 4.06m)

Radiator, and double-glazed window to front.

Kitchen

19' x 8' 4" (5.79m x 2.54m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, radiator, and two double-glazed windows to side aspect.

Utility Room

Door to side.

Cloakroom

WC and wash hand basin.

Bedroom One

9' 4" x 13' 1" (2.84m x 3.99m)

Double bedroom with radiator, and double-glazed window to front.

Bedroom Two

13' 4" x 10' 7" (4.06m x 3.23m)

Double bedroom with radiator, and double-glazed window to rear.

Bedroom Three

8' 5" x 11' (2.57m x 3.35m)

Bedroom with radiator, and double-glazed window to rear.

Shower Room

Shower, WC, wash hand basin, radiator, and double-glazed window to side.

Bathroom

WC, wash hand basin, bath, and double-glazed window to front.

Outbuilding

Double garage.

Front Garden

Driveway.

Rear Garden

Lawned and paved areas.



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welcome to

Ashby Road, Scunthorpe

- Semi-detached house
- Three bedrooms
- Downstairs WC
- Bathroom & shower room
- Driveway & Double garage in the rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT111346



Property Ref:
SCT111346 - 0004

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.



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