



- Semi Detached House
- 3 Bedrooms
- Kitchen/Diner
- Lounge
- Downstairs WC
- Off Street Parking & Garage
- Front & Rear Gardens
- Excellent Amenities Nearby

Avenue Vivian, DN15 8HX,  
£135,000



Starkey&Brown are delighted to offer for sale this well presented semi detached house on Avenue Vivian. The accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance porch, hallway, lounge, kitchen/diner, downstairs WC and side lobby with useful under stairs storage cupboard. Outside the property has off street parking, a garage and lawned front/rear gardens. The property sits in a sought after location nearby to an excellent range of amenities including Scunthorpe General Hospital, supermarkets, retail parks and convenient motorway access. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



### Entrance Porch

Having uPVC double glazed window to the front aspect and door into hallway.

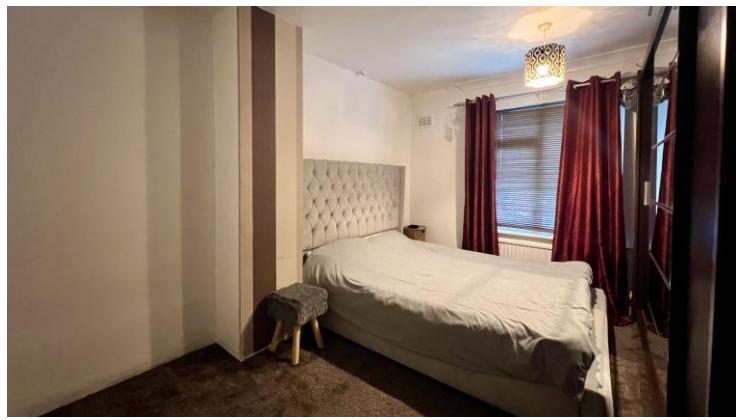
### Hallway

Having radiator, coved ceiling and stairs rising to the first floor.

### Lounge

13' 10" x 12' 9" (4.21m x 3.88m)

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



### Kitchen/Diner

14' 3" x 8' 6" (4.34m x 2.59m)

Having two uPVC double glazed windows to the rear aspect, radiator, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

### Downstairs WC

Having uPVC double glazed window to the side aspect, WC, radiator and gas central heating boiler.



### Side Lobby

Having uPVC double glazed door to the side aspect and access to under stairs storage cupboard.

### First Floor Landing

Having uPVC double glazed window to the side aspect, loft access and coved ceiling.

### Bedroom 1

10' 6" x 9' 7" (3.20m x 2.92m)

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



### Bedroom 2

9' 9" x 11' 9" (2.97m x 3.58m)

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

### Bedroom 3

7' 0" x 8' 7" (2.13m x 2.61m)

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



### Family Bathroom

5' 10" x 6' 0" (1.78m x 1.83m)

Having uPVC double glazed window to the front aspect, panelled bath with shower over, wash hand basin, WC, heated towel rail and coved ceiling.

### Outside Front

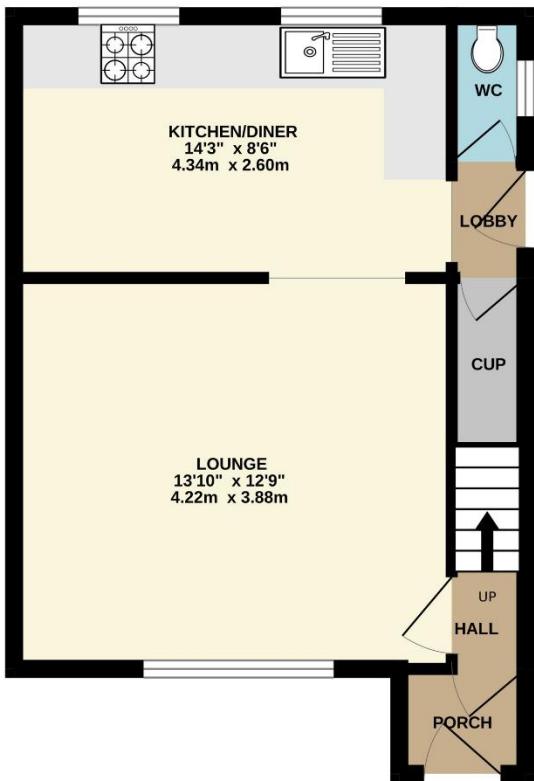
Having a lawned front garden, off street parking, garage and access through a gate to the rear of the property.

### Outside Rear

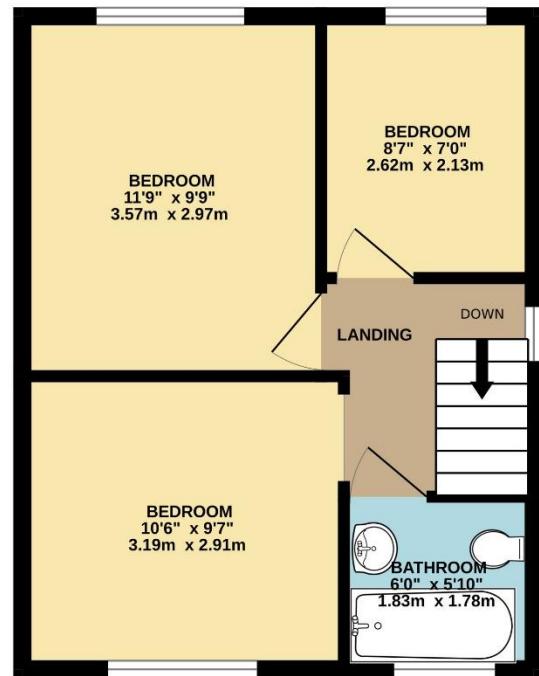
The lawned garden is mainly laid to lawn with a shed, fenced surround and paved patio area.



## GROUND FLOOR



## 1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

## 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 vendor'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.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: scunthorpe@starkeyandbrown.co.uk



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)