

## 90 BAYSDALE ROAD SCUNTHORPE, DN16 2QG

**£168,000**  
**FREEHOLD**

A fantastic opportunity for first-time buyers to acquire this well-presented three-bedroom semi-detached home, ideally located on Baysdale Road. Positioned in a central location with excellent access to well-regarded junior schools, local amenities, and transport links, this property is perfectly suited for those looking to get their foot on the property ladder.



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## DESCRIPTION

The accommodation begins with a welcoming entrance hallway leading into a generous forward-facing lounge, offering a bright and comfortable living space. To the rear, the well-appointed kitchen provides ample storage and workspace and opens into a superb additional room, currently utilised as a home office. This versatile space flows seamlessly into a separate dining area, creating a practical and sociable layout ideal for modern family living.

To the first floor, the property boasts two spacious double bedrooms alongside a well-proportioned single bedroom, all serviced by a newly fitted family bathroom finished to a modern standard.

Externally, the home benefits from a fully enclosed rear garden, perfect for families, entertaining, or outdoor relaxation. To the front, there is off-street parking available for at least three vehicles. An excellent opportunity in a sought-after location — early viewing is highly recommended.

## ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor, storage cupboard and a radiator.

## DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, vanity housed hand wash basin and a chrome towel heater.

## LIVING ROOM

With a uPVC double glazed bay window to front aspect and a radiator.

## KITCHEN

With a uPVC double glazed window to rear aspect, uPVC double half glazed door and window to side aspect, range of wall and base units with laminate worktops, stainless steel sink, electric fan assisted oven with five ring gas hob and extractor fan, integrated fridge/freezer and a radiator.

## HOME OFFICE / DINING AREA

With uPVC double glazed French doors to rear aspect, space for an office desk, a dining table and sofa.

## FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect.

## BEDROOM ONE

With a uPVC double glazed window to rear aspect and a radiator.

## BEDROOM TWO

With a uPVC double glazed window to front aspect and a radiator.

## BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

## FAMILY BATHROOM

With an opaque uPVC double glazed window, walk in shower, vanity housed hand wash basin, WC, towel heater and under floor heating.

## EXTERNALLY

The front of the property has a concrete driveway leading to the detached garage, there is also extra parking in front of the bay window with an EV charging point. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio.

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## ADDITIONAL INFORMATION

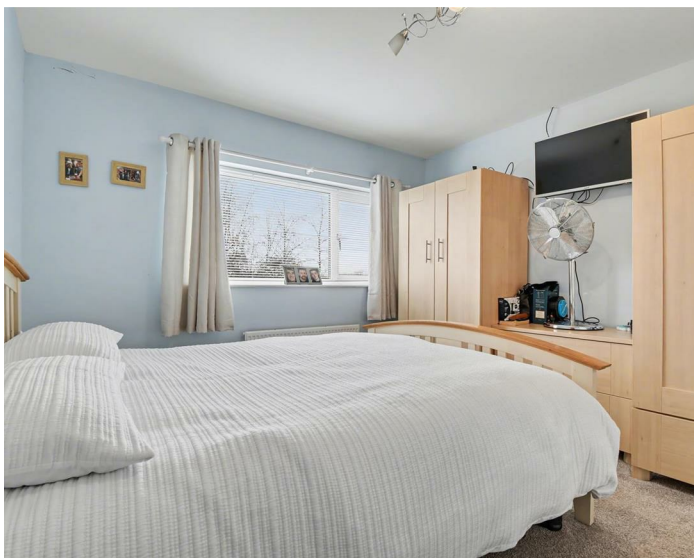
Local Authority –

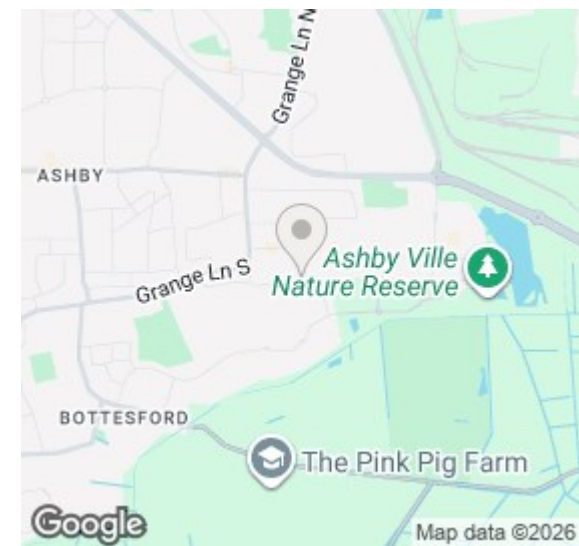
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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