



4 Rivelin Crescent, Scunthorpe, North  
Lincolnshire, DN16 2AL

**£149,000**



- Ideal Investment Opportunity
- Extended End of Terrace House
- Three Spacious Bedrooms
- Two Reception Rooms
- Extended Kitchen/Diner
- Enclosed Rear Garden
- Off-Road Parking and Garage
- Popular Old Brumby Location
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price

\*\*\*LOCATION, LOCATION, LOCATION!!! \*\*\*

An exciting opportunity to acquire this extended three-bedroom end-of-terrace family home, offered via the modern method of auction, and situated on Rivelin Crescent in the highly sought-after residential area of Old Brumby, Scunthorpe. The property would benefit from a scheme of modernisation, presenting excellent potential for buyers to create a home tailored to their own tastes.

The accommodation boasts a generous lounge, an office, a well-proportioned fitted kitchen/diner, a shower room and separate cloakroom. Externally, the property benefits from ample off-road parking, a single garage, and non-overlooked mature gardens.

Offered with no onward chain for ease of purchase, this superb home represents an ideal opportunity for growing families or first-time buyers looking to put their own stamp on a property and create their dream home.



## LOCATION

Old Brumby is one of Scunthorpe's most established and sought-after residential areas, popular with families and professionals due to its mix of traditional character homes, good schools, green spaces and convenient access to the town centre. The area offers a strong community feel with tree-lined streets, local shops, cafés and excellent transport links nearby. Old Brumby is also well placed for access to Central Park, The Pods leisure centre, North Lindsey College and Scunthorpe General Hospital, making it a desirable location for a wide range of buyers

## ACCOMODATION

With a ground floor extension to the rear and conveniently arranged over two floors.

## HALLWAY

Enter the property via the wooden glazed front door that leads into the hallway that benefits from a staircase rising to the first floor, a central heating radiator, a wall light, carpeted flooring and access into the lounge and office.

## LOUNGE 5.79 M X 3.63 M

Enjoying a dual aspect, this good-size lounge is the heart of the home and offers a feature fireplace with an inset fire, sliding uPVC patio doors leading to the rear garden, coving, wall lights, carpeted flooring, a central heating radiator, and access into the kitchen/diner.

## KITCHEN/DINER

The kitchen has been thoughtfully extended to create a generous and versatile space, ideal for both everyday living and dining. A rear-facing uPVC window provides plenty of natural light while a glazed door offers direct access to the garden and adjoining downstairs cloakroom. Fitted with a range of attractive Shaker-style wooden wall and base units, the kitchen is complemented by ample worktop surfaces incorporating a stainless-steel sink with mixer tap. There is space for a free-standing oven with extractor hood above, along with plumbing for a washing machine and designated space for a fridge freezer. Additional storage is well catered for, with a cupboard housing the wall-mounted Ideal boiler and a useful understairs storage cupboard. The dining area benefits from a side-facing uPVC window and is finished with carpeting, while the kitchen area features practical vinyl flooring.

## STUDY 3.73 M X 3.63 M

The front-facing study provides a comfortable and practical workspace, featuring a fitted carpet, decorative coving, and a pendant ceiling light.

## W.C.

A conveniently located ground floor cloakroom that benefits from a hand wash basin, a low-level flush toilet, a folding door, and is finished with vinyl flooring.

## BEDROOM ONE 4.09 M X 3.63 M

A spacious front-facing double bedroom featuring fitted wardrobes with wooden doors. The room benefits from a uPVC window, pendant ceiling light, decorative coving, a central heating radiator, and carpeted flooring.

## BEDROOM TWO 3.73 M X 3.63 M

Another well-proportioned double bedroom overlooking the front elevation, offering a uPVC window, pendant ceiling light, coving, central heating radiator, and carpeted flooring. A useful walk-in storage cupboard provides additional practicality.

## BEDROOM THREE 3.00 M X 2.74 M]

Situated to the rear of the property, this double bedroom enjoys views over the garden via a uPVC window and is complete with a pendant ceiling light, coving, and carpeted flooring.

## SHOWER ROOM

The partially tiled shower room is fitted with a walk-in shower and a vanity hand wash basin with storage beneath. A uPVC double-glazed window allows for natural light, while additional features include a towel radiator, vinyl flooring, and access to the loft space.

## W.C.

A separate upstairs cloakroom comprising a low-level flush toilet, with a uPVC window and easy-maintenance vinyl flooring.

## STEP OUTSIDE

The private, non-overlooked rear garden is fully enclosed, creating a private and sheltered outdoor retreat. Predominantly laid to lawn and bordered by mature, well-established planting, it offers a generous and versatile space ideal for outdoor dining, relaxation, or family enjoyment. A block-paved seating area provides an excellent setting for entertaining, while a side access gate allows convenient entry without passing through the house. The garden is further enhanced by a charming wooden summer house.

## FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

## SERVICES

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

## COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.

## AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

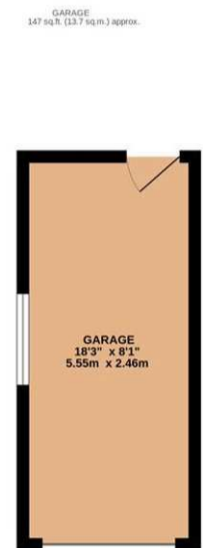
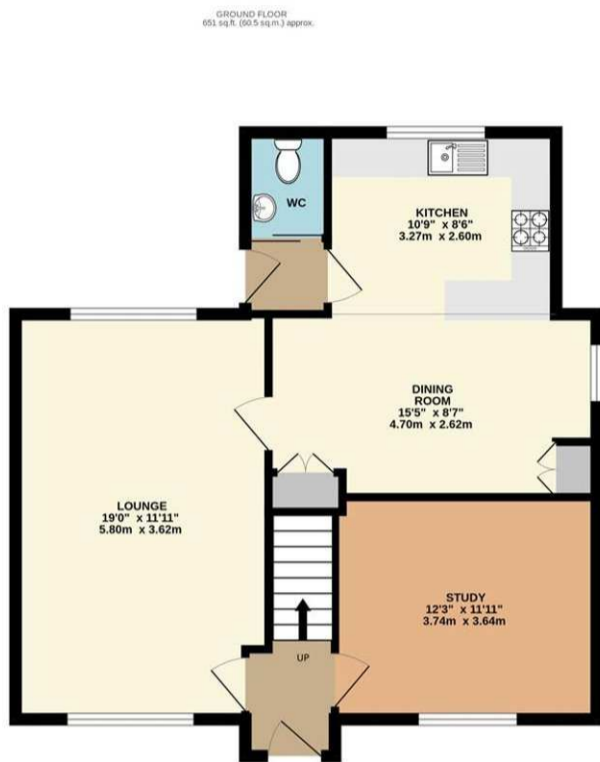
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

IF YOU WOULD LIKE TO MAKE ARRANGMENTS FOR A VIEWING, OR TO MAKE A BID PLEASE CONTACT BELL WATSON ESTATE AGENTS.









TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

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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