

## 93 CEMETERY ROAD

SCUNTHORPE, DN16 1EB

**£140,000**  
**FREEHOLD**

Situated in a highly convenient central location close to local shops, amenities, well-regarded schools and excellent transport links, this attractive semi-detached home presents an ideal opportunity for first-time buyers, growing families or investors seeking a property with strong rental potential.



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01724 642002

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## DESCRIPTION

Having been lovingly cared for by the same owners for many years, the property offers a warm and welcoming feel throughout. Upon entering, a bright entrance hallway leads into a generous dining room, which flows seamlessly through an open archway into the comfortable living room. French doors open onto the rear garden, creating an ideal space for both relaxing and entertaining.

The kitchen has been thoughtfully extended to provide additional space and practicality, complemented by the convenience of a downstairs WC.

To the first floor are two well-proportioned double bedrooms, a good-sized single bedroom and a modern shower room, offering comfortable accommodation for a variety of buyers.

Outside, the rear garden is a particular feature of the property. Mature and well-established, it enjoys a pleasant lawned area, an attractive koi pond and a variety of shrubs and trees, creating a peaceful and private outdoor retreat.

To the front, there is ample off-road parking and the property benefits from excellent kerb appeal, making it an attractive home both inside and out.

A wonderful opportunity to purchase a much-loved home in a sought-after location, early viewing is highly recommended.

## ENTRANCE HALLWAY

Accesses through a composite door, with stairs to the first floor, under stairs storage and a radiator.

## DOWNSTAIRS WC

With a uPVC double glazed window to side aspect, WC, hand wash basin.

## KITCHEN

With uPVC double glazed windows X 2 to side aspect, uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, stainless steel sink, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, electric fan assisted oven, gas hob with extractor fan, housing combi boiler.

## DINING ROOM

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

## LIVING ROOM

With a uPVC door and window to rear aspect, feature gas fire with timber surround.

## FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect and loft hatch access with pull down ladder.

## 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 rear aspect and a radiator.

## FAMILY BATHROOM

With a uPVC double glazed window to front aspect, walk in corner shower, WC, hand wash basin and a chrome towel heater.

## EXTERNALLY

The front of the property has a dwarf brick wall, wrought iron gates with a concrete driveway, mature

shrubs and a path to the door. The rear garden is fully enclosed with timber fencing, laid to lawn, pond, timber out building.

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### ADDITIONAL INFORMATION

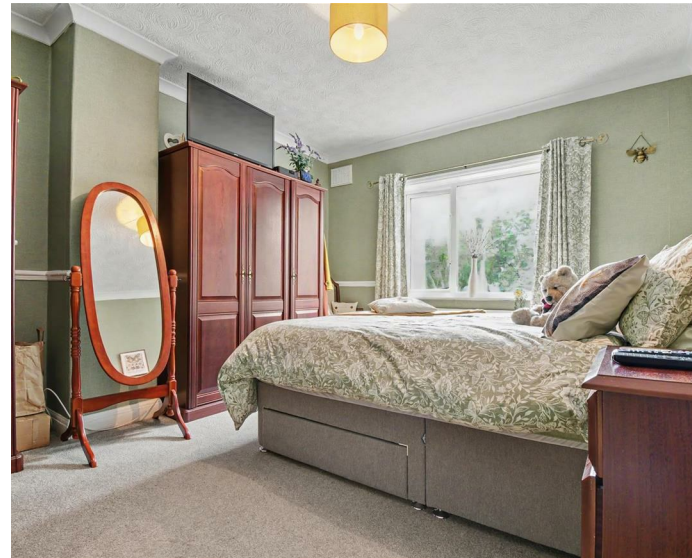
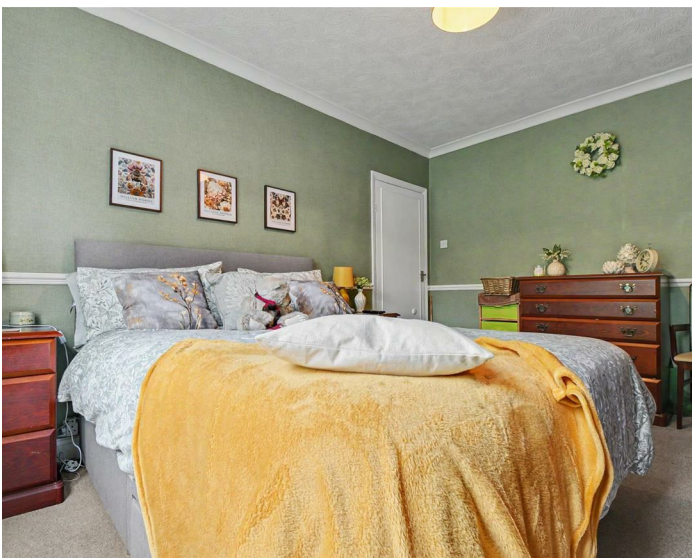
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 937.00 sq ft

Tenure – Freehold



### Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)

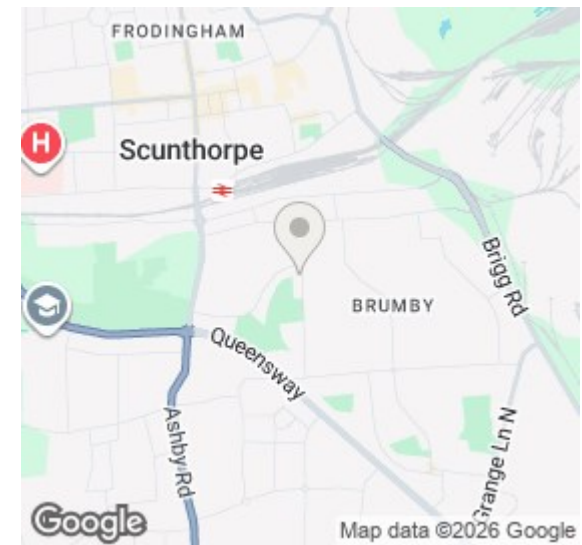


### First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)



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>			
(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			
		62	76
<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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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