



4 Rivelin Crescent, SCUNTHORPE, DN16 2AL

Guide Price £149,000



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

**\*\*\*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 a well-established residential area in Scunthorpe, North Lincolnshire, known for its blend of characterful homes, green spaces, and convenient amenities. The neighbourhood has a mix of traditional and modern properties, making it an attractive choice for families, professionals, and retirees alike. With tree-lined streets and a strong sense of community, Old Brumby offers a peaceful yet well-connected living environment.

The area benefits from its proximity to local schools, including the well-regarded St. Bede's Catholic Voluntary Academy and Brumby Junior School, making it a popular choice for families. Everyday essentials are within easy reach, with shops, cafes, and services nearby, while larger retail options and entertainment venues are available in Scunthorpe town center, just a short drive away.

Central Park provides a scenic outdoor space for walks, picnics, and recreation, contributing to the area's appeal for those who enjoy green surroundings. Transport links are excellent, with easy access to the M181 and A18 for commuting, as well as bus routes connecting the area to other parts of Scunthorpe and beyond. Combining suburban charm with modern conveniences, Old Brumby remains a desirable location for those seeking a comfortable and well-situated place to call home.

## ACCOMMODATION

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 5.79m (19'0") x 3.63m (11'11")

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 3.73m (12'3") x 3.63m (11'11")

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 4.09m (13'5") x 3.63m (11'11")

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 3.73m (12'3") x 3.63m (11'11")

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 3.00m (9'10") x 2.74m (9'0")

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.

To the front, the property is predominantly laid to lawn with planted borders, offers low-maintenance gravelled off-road parking, along with a shared driveway running alongside the property and leading to a detached single garage, providing additional parking or valuable storage space.

## FIXTURES AND FITTINGS

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

## SERVICES (not tested)

Mains electricity and gas, water and drainage are all understood to be connected to 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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