



**Alexandra Road**  
Scunthorpe

Guide Price £110,000 – £120,000

**WIGWAM**

# Alexandra Road

## Scunthorpe

- Guide price £110,000 – £120,000
- 2 bedroom mid-terrace freehold house
- Located just off Ashby High Street and all the amenities it has to offer
- Superb modern fitted kitchen
- Cosy living room and with a larger lounge/dining room next to the kitchen
- Two bathrooms conveniently situated on both the ground floor and the first floor
- Large loft room on the top floor which can be used as a study or extra storage space
- Large and secure rear garden which has both lawn and a patio area ideal of those with pets
- Free on-street parking on the residential streets close to the property
- Available with no onward chain to facilitate a quick and easy move

Beautifully presented and ready to move into, this delightful two-bedroom mid-terrace freehold house offers a wonderful blend of style, comfort, and practicality.

Set just off the vibrant Ashby High Street, the property places you within easy reach of a variety of shops, cafes, and local amenities, making day-to-day living both convenient and enjoyable.

Upon entering, you are greeted by a cosy living room, ideal for relaxing evenings, which leads through to a larger lounge and dining room – perfect for entertaining family and friends.

- Guide price £120,000 – £130,000
- 2 bedroom mid-terrace freehold house
- Located just off Ashby High Street and all the



The superb modern fitted kitchen is offers ample storage, catering to all your culinary needs. The home benefits from two bathrooms, conveniently located on both the ground and first floors, ensuring comfort and flexibility for residents and guests alike.

Upstairs, two well-proportioned bedrooms provide peaceful retreats, while a large loft room on the top floor offers a versatile space that can be used as a study, playroom, or for additional storage.

Stepping outside, you will discover a long and private rear garden, thoughtfully designed to provide both peace and privacy. The garden features a well-maintained lawn, perfect for children to play or for enjoying summer afternoons, as well as a patio area that invites al fresco dining and outdoor entertaining. Whether you envision relaxing with a book, tending to your plants, or hosting barbeques with friends, this outdoor space is a true extension of the home, offering a tranquil escape from the bustle of daily life. The garden's generous proportions ensure there is plenty of room for everyone to enjoy, making it an ideal setting for families and those who appreciate time spent outdoors.

With free on-street parking available on the surrounding residential streets, this property is both practical and inviting. Offered with no onward chain, it is ready for a swift and straightforward move, making it an excellent opportunity for first-time buyers or investors. Viewing is strongly recommended to appreciate all that this charming home has to offer.

Council Tax band: A

Tenure: Freehold





### **Living room**

11' 2" x 11' 11" (3.40m x 3.64m)

With laminate flooring, feature fireplace, radiator, and window.

### **Dining room**

12' 2" x 11' 11" (3.72m x 3.62m)

With laminate flooring, storage, radiator, and window.

### **Kitchen**

11' 3" x 5' 11" (3.43m x 1.80m)

With tiled flooring and walls, kitchen units and laminate worktop, integrated oven, electric hob with stainless steel splashback, 1.5 bowl ceramic sink with tap, breakfast bar, boiler in integrated cupboard, window, and door to rear garden.

### **Bathroom 1**

8' 4" x 5' 10" (2.54m x 1.77m)

With laminate flooring, half tiled wall, bath with shower, wash basin on pedestal, toilet, towel radiator, and window.

### **Bedroom 1**

11' 2" x 12' 3" (3.40m x 3.74m)

With carpet, radiator, and window.



### **Bedroom 2**

9' 1" x 8' 10" (2.78m x 2.68m)

With carpet, radiator, and window.

### **Bathroom 2**

11' 3" x 5' 10" (3.44m x 1.79m)

With laminate flooring, tiled wall surround, bath with shower attachment, wash basin on pedestal, toilet, and window.

### **Loft room**

17' 9" x 10' 11" (5.40m x 3.33m)

With carpet, radiator, and Velux-style window.

## Garden

Private rear garden with lawn and patio area

Council Tax band: A

Tenure: Freehold

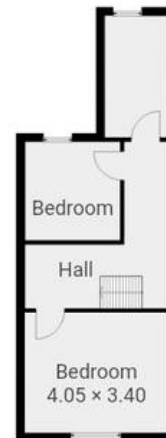
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











# Wigwam

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