



## 30 Sandhouse Crescent, Scunthorpe, DN16 1JF

£130,000

Superb value for money, this is an incredibly well maintained semi detached home with a good room sizes and an excellent size garden too for just £135,000. Available with no chain for a simple purchase too.

We have a hall, lounge, open plan kitchen diner, utility room and w.c. make up the ground floor. With a three good size bedrooms and bathroom upstairs. Neutrally decorated and clean throughout this is an excellent first time buy or young family home in our opinion. There's also off road parking with a garage and a secure and private rear garden too.

The property is a Wimpy No-fines non standard construction, buyers should check the suitability of their mortgage for this kind of property before making an offer. Please contact us for additional information.

Viewings available by appointment, please get in touch to book.

Entrance hall



Landing



Lounge 14'0" x 11'1" (4.27 x 3.38)



Bedroom one 14'0" x 11'10" (4.27 x 3.62)



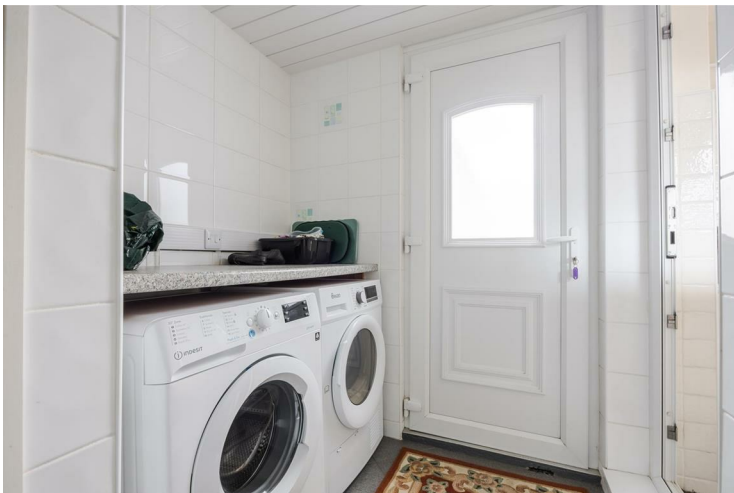
Kitchen diner 20'11" x 11'1" (6.38 x 3.39)



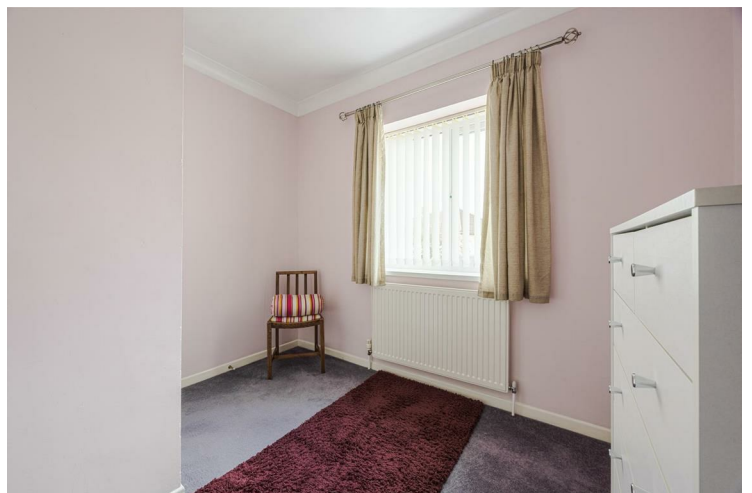
Bedroom two 14'0" x 10'4" (4.27 x 3.15)



Utility room 13'0" x 6'11" (3.97 x 2.11)



Bedroom three 9'7" x 7'3" (2.93 x 2.23)



Downstairs W.C.

Store

Bathroom 7'1" x 5'6" (2.16 x 1.69)



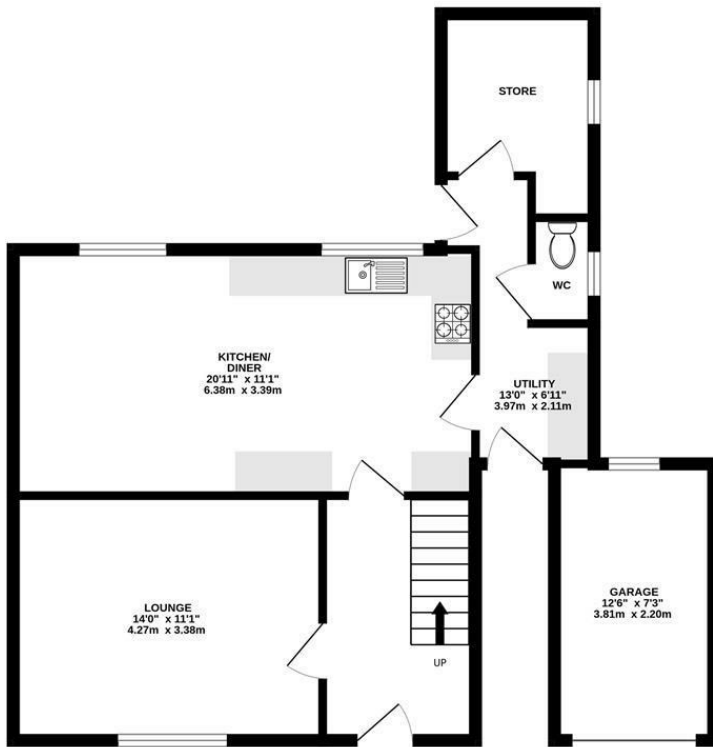
Garage 12'5" x 7'2" (3.81 x 2.20)

Outside

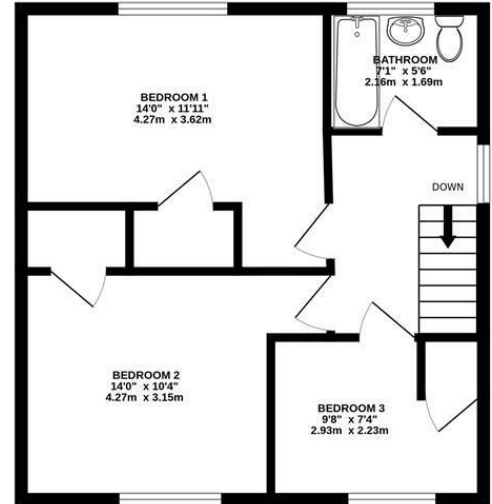


# Floor Plan

GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

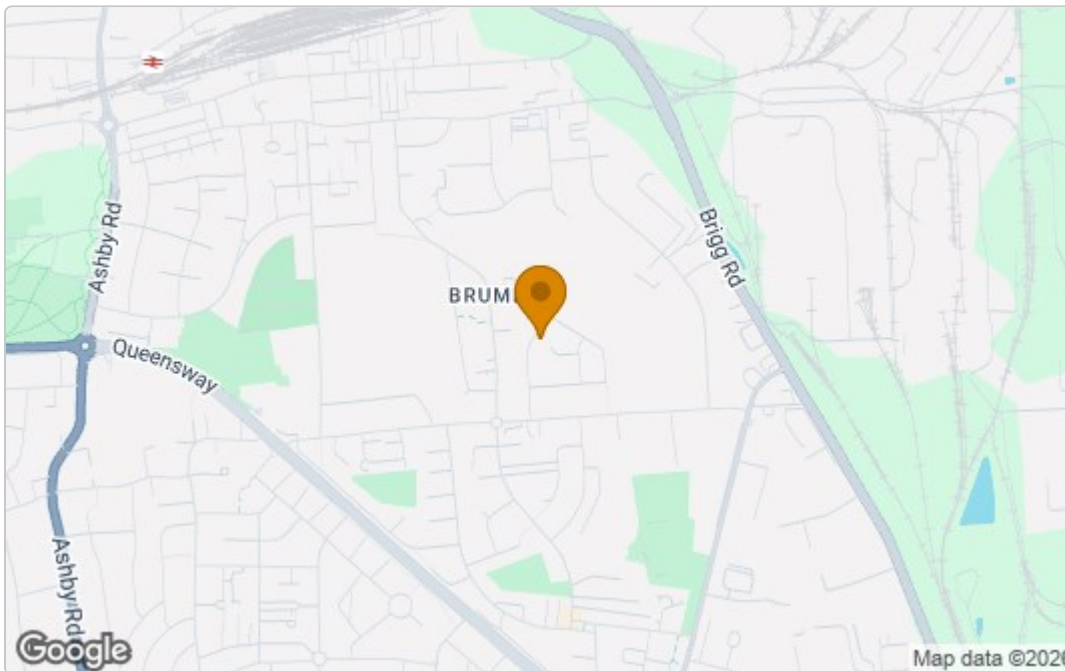


TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk