









welcome to

Copse Road, Scunthorpe

Three-bedroom semi-detached home on Copse Road, Scunthorpe, with open-plan lounge/dining, fitted kitchen, garage, driveway, and enclosed rear garden.













Entrance Hall

Double-glazed entrance door at the side of the property, radiator, laminate flooring, and coving to the ceiling.

Open Plan Lounge/Dining Room

19' 7" x 16' 9" max (5.97m x 5.11m max) Three double-glazed windows, two radiators, wall lights, colonial door and coving to the ceiling.

Kitchen

12' 9" x 8' 1" (3.89m x 2.46m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, cooker hood, plumbing for a washing machine, central heating boiler, radiator, double-glazed window to rear aspect, double-glazed door, tiling to the walls, cushion flooring and coving to the ceiling.

Landing

Stairs from entrance hallway, radiator, access to the loft, radiator and coving to the ceiling.

Bedroom One

12' 11" x 11' 10" (3.94m x 3.61m)

Two double-glazed windows to front, radiator, colonial door and coving to the ceiling.

Bedroom Two

13' 3" max x 9' 9" (4.04m max x 2.97m)

Double-glazed window, radiator, colonial door, and coving to the ceiling.

Bedroom Three

11' 10" x 6' 3" (3.61m x 1.91m)

Double-glazed window, radiator, colonial door, laminate flooring, and coving to the ceiling.

Bathroom

Double-glazed window to rear, radiator, bath with the shower over, WC, wash hand basin, tiled effect laminate flooring, colonial door, fully tiled walls, and coving to the ceiling.

Front Garden

Driveway leads to detached brick-built garage.

Rear Garden

Lawned garden with patio area, cold water tap and timber fencing forming boundary.

Garage

Detached brick-built garage with up & over door, single-glazed window, timber door, power and lights.





welcome to

Copse Road, Scunthorpe

- Semi-detached home
- Three bedrooms
- Open-plan lounge and dining room
- Driveway leading to detached brick-built garage
- Lawned rear garden with patio area and cold water tap

Tenure: Freehold EPC Rating: C

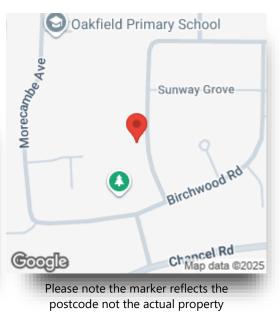
Council Tax Band: B

£180,000









check out more properties at williamhbrown.co.uk



Property Ref: SCT111448 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South Humberside, DN15 7PT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.