



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 16ft7 Kitchen
- Wet Room
- Off Street Parking
- Low Maintenance Rear Garden
- Ideal First Time Buyer Home

Cottage Beck Road, DN16 1UA,
Offers Over £140,000





Starkey&Brown are delighted to offer for sale this semi detached house on Cottage Beck Road. The accommodation briefly comprises of 3 bedrooms and a wet room to the first floor, whilst downstairs boasts an entrance hallway, lounge opening into dining room and kitchen. Outside the property has off street parking for numerous vehicles and a low maintenance rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hall

Having uPVC front entrance door, uPVC double glazed window to the side aspect, radiator and stairs rising to the first floor.

Lounge

11' 10" x 13' 1" (3.60m x 3.98m)

Having uPVC double glazed window to the front aspect, radiator, covered ceiling and opening into dining room.

Dining Room

11' 10" x 11' 3" (3.60m x 3.43m)

Having uPVC double glazed window to the rear aspect, radiator and covered ceiling.

Kitchen

5' 7" x 16' 7" (1.70m x 5.05m)

Having uPVC double glazed windows to the side aspect, door to the side aspect, under stairs storage cupboard, a range of wall and base units with work surfaces over, inset sink and drainer unit, gas central heating boiler, radiator and space/plumbing for white goods.

First Floor Landing

Having uPVC double glazed window to the side aspect and loft access.

Bedroom 1

11' 4" x 11' 4" (3.45m x 3.45m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m)

Having uPVC double glazed window to the front aspect and radiator.

Bedroom 3

6' 4" x 7' 2" (1.93m x 2.18m)

Having uPVC double glazed window to the front aspect, radiator and covered ceiling.

Wet Room

6' 2" x 4' 10" (1.88m x 1.47m)

Having uPVC double glazed window to the rear aspect, shower, wash hand basin, WC and heated towel rail.

Outside Front

Having off street parking for numerous vehicles and a gate to the side leading to the rear garden.

Outside Rear

The low maintenance rear garden has a paved patio, decking area and shed.

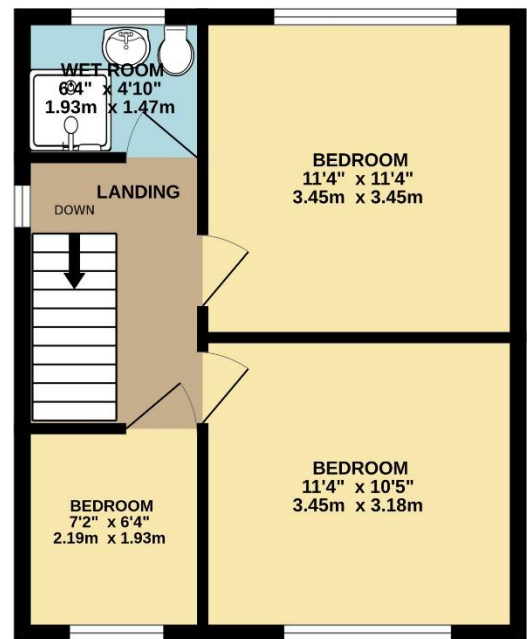
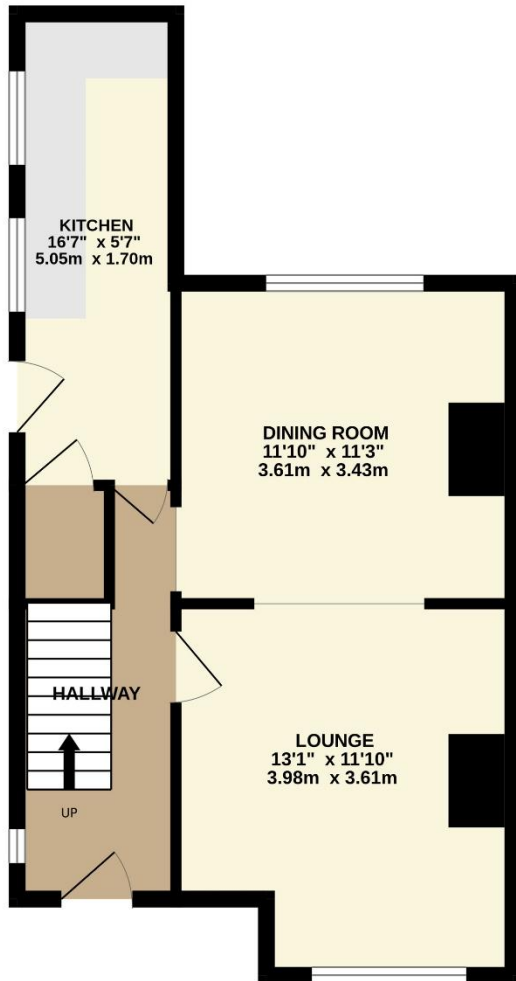




GROUND FLOOR



1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE