





- CHAIN FREE!
- Semi Detached House
- 3 Bedrooms
- Shower Room
- Downstairs WC
- Conservatory
- Ample Off Street Parking & Garage
- South Facing Rear Garden

Henderson Avenue, Scunthorpe, DN15 7RS,
£135,000

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Starkey&Brown are delighted to offer for sale this spacious semi detached family home on Henderson Avenue, Scunthorpe. The property occupies a great size plot and is not directly overlooked from the front or rear aspect, it has ample off street parking, a garage and a south facing rear garden which is excellent in size. The accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hallway, WC, lounge/diner, conservatory, utility room and kitchen. Additional features include a modern gas central heating boiler (new 2024), uPVC double glazing, plenty of amenities/transport links nearby and NO ONWARD CHAIN! An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A





Entrance Hallway
Having uPVC double glazed front entrance door, radiator and stairs rising to the first floor.

Downstairs WC
Having WC, wash hand basin and radiator.

Lounge/Diner
12' 10" x 24' 11" (3.91m x 7.59m)
Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

Conservatory
9' 6" x 9' 2" (2.89m x 2.79m)
Having uPVC double glazed French doors to the rear aspect, uPVC double glazed windows to the side aspect and radiator.

Kitchen
5' 5" x 13' 9" (1.65m x 4.19m)
Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit and space for oven.

Utility Room
6' 10" x 8' 8" (2.08m x 2.64m)
Having uPVC double glazed window to the side aspect, base units with work surfaces over and gas central heating boiler (new 2024).

First Floor Landing
Having uPVC double glazed window to the side aspect, radiator and loft access.

Bedroom 1
11' 10" x 11' 10" (3.60m x 3.60m)
Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

Bedroom 2
12' 0" x 10' 11" (3.65m x 3.32m)
Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

Bedroom 3
7' 0" x 7' 1" (2.13m x 2.16m)
Having uPVC double glazed window to the rear aspect and radiator.

Shower Room
6' 9" x 5' 6" (2.06m x 1.68m)
Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, WC and radiator.

Outside Front
Having gates to the front, gates further down the driveway, block paved parking for numerous vehicles, access to the garage and a lawned front garden.

Outside Rear
The south facing rear garden is enclosed, generous in size and offers an excellent degree of privacy. Having a lawned garden with a paved area and range of trees/shrubs.

















Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor
Approx 59 sq m / 636 sq ft

First Floor
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

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