



First Avenue, Scunthorpe DN17 2AS

welcome to

First Avenue, Scunthorpe

Fantastic opportunity to acquire this One Bedroom Park Home Situated on the Well-Established Ashfield Park, First Avenue, Scunthorpe. Early viewing recommended



Lounge

11' 7" x 9' 1" (3.53m x 2.77m)

Double glazed window to side elevation, electric fire, double glazed door

Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)

Fitted kitchen comprising of wall and base units, work surfaces, sink with drainer, double glazed window, plumbing for washing machine and central heating boiler

Bedroom One

9' 9" x 7' 1" max (2.97m x 2.16m max)

Double glazed window, built in wardrobe and radiator

Bathroom

Double glazed window to rear elevation, bath with mixer tap, shower over bath, wash hand basin, WC, radiator

Outside

Front Garden

Laid to lawn

Rear Garden

Laid to lawn with a picket fence and shed



check out more properties at williamhbrown.co.uk



welcome to

First Avenue, Scunthorpe

- Spacious & Bright Living Accommodation
- Modern Fitted Kitchen
- Family Bathroom
- Secure Garden
- Close to Amenities

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£40,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SCT111807 - 0003

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.

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.



01724 868448



scunthorpe@williamhbrown.co.uk



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



williamhbrown.co.uk