

48 TEMPLE ROAD SCUNTHORPE, DN17 1WE

£145,000
FREEHOLD

This well-presented three-bedroom home on Temple Road, Scunthorpe offers an excellent opportunity for first-time buyers and investors alike and is sold chain-free for a smooth and straightforward purchase.



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48 TEMPLE ROAD



DESCRIPTION

The accommodation begins with a welcoming reception hallway, leading through to a generous, well-proportioned kitchen dining room, with ample space for everyday cooking and storage. The rear-facing lounge enjoys plenty of natural light and features French doors opening directly onto the garden, creating a great indoor-outdoor flow.

Practicality is further enhanced by a convenient downstairs WC.

To the first floor, the property offers three good-sized bedrooms, all well laid out and served by a modern family bathroom.

Externally, the home benefits from off-road parking to the rear for two vehicles, a valuable feature for this location, along with a charming brick-walled garden to the side, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining.

Presented in really nice condition throughout, this property represents a fantastic investment or an ideal first step onto the property ladder, combining space, convenience, and excellent value in a popular residential area.

Early viewing is highly recommended.

ENTRANCE HALLWAY

Accessed through a timber door, with stairs to the first floor and a radiator.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to front aspect, WC, hand wash basin, radiator and housing boiler.

KITCHEN/DINER

With a uPVC double glazed window to front aspect,

range of wall and base units with a laminate worktop, vinyl single drainer sink, space and plumbing for a washing machine, electric fan assisted oven with gas hob and extractor fan, space for a fridge/freezer, radiator and space for a dining table.

LIVING ROOM

With a uPVC double glazed window to rear aspect, uPVC double glazed French doors to rear aspect, radiator and under stairs storage.

FIRST FLOOR LANDING

Loft hatch access and a radiator.

BEDROOM ONE

With uPVC double glazed windows X 2 to front aspect, radiator and over stairs storage cupboard.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath with overhead shower, WC, hand wash basin and a radiator.

EXTERNALLY

With front and side of the property provide off street parking on a driveway. The rear garden is fully enclosed with a curved brick wall and timber fencing, laid to lawn with a decked patio area.

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ADDITIONAL INFORMATION

Local Authority –

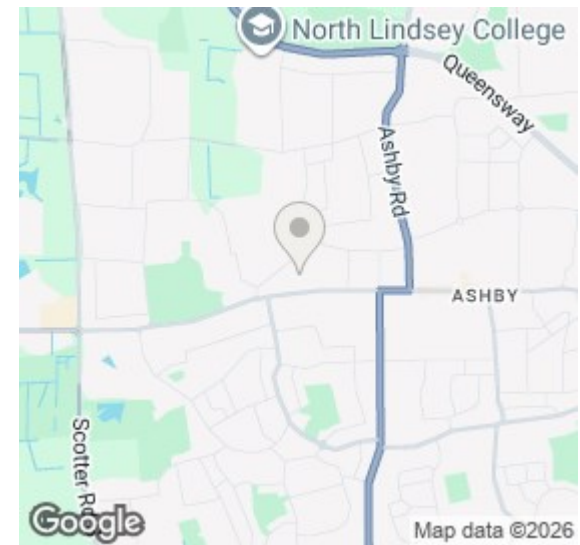
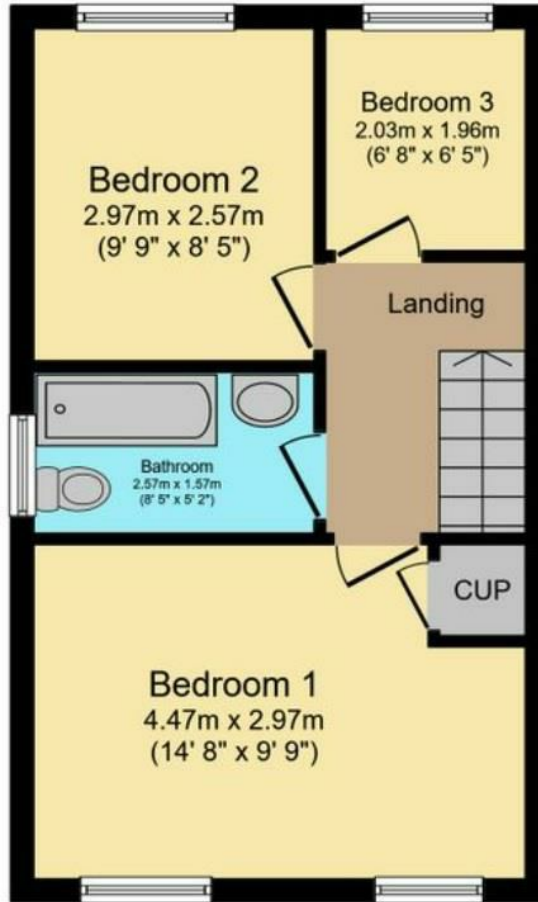
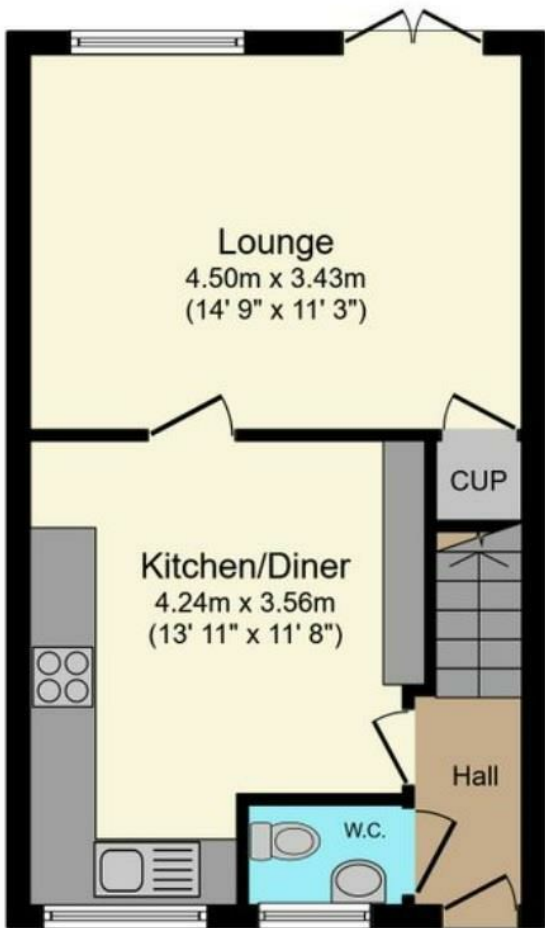
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 872.00 sq ft

Tenure – Freehold





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	
England & Wales	EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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