



56 SEARBY ROAD SCUNTHORPE, DN17 2JT

£140,000
FREEHOLD

A spacious and well-maintained three bedroom end terrace home on Searby Road in Scunthorpe, offering generous living accommodation, off-street parking and a superb rear garden - ideal for first time buyers, investors and families.



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56 SEARBY ROAD

DESCRIPTION

THREE BEDROOM END TERRACE – GENEROUS GARDEN – OFF-STREET PARKING – WELL MAINTAINED THROUGHOUT

Situated on Searby Road in Scunthorpe, this three bedroom end terrace home is perfectly suited to first time buyers, investors and families alike. Conveniently located close to local amenities and schools, the property offers generous internal space along with an impressive rear garden.

Step inside into the entrance hallway where you will find stairs rising to the first floor and doors leading to the lounge and kitchen.

The lounge is open plan to the dining room through an archway, creating a spacious and sociable living area. A glazed door leads out to the rear garden and there is useful alcove shelving. The dining room also benefits from a rear-facing window and offers plenty of space for a family dining table and chairs.

The kitchen is galley style and fitted with a range of wall and base units with complementary worktops. There is space for appliances along with an integrated oven, hob and extractor fan. A door leads through to a side rear lobby providing additional space for appliances and access to the utility/store room which houses the boiler.

To the first floor, there are three well-proportioned bedrooms and family bathroom facilities.

There are two spacious double bedrooms and a good-sized single bedroom. The family bathroom is fully tiled and fitted with a bath with shower over and wash hand basin, with a separate WC accessed from the landing.

Externally, to the front of the property there is off-street parking for multiple vehicles on the driveway. A gated pathway leads to the front entrance and a side gate provides access to the rear garden.

The rear garden is a fantastic size, mainly laid to lawn with planted borders. There are brick outbuildings, a summer house and additional space for sheds. A door from the rear of the lounge leads into a sheltered seating area with pergola - perfect for outdoor relaxation and entertaining. There is also an outside WC and a secure storage area to the rear of the garden.

This property has so much to offer and has been well maintained over the years, with thoughtful upgrades including sensor lighting, making it a practical and attractive home ready for its next owner.

ENTRANCE HALLWAY

Welcoming entrance hallway with stairs rising to the first floor and doors leading to the lounge and kitchen.

LOUNGE

A spacious rear-facing reception room open plan to the dining room through an archway. Featuring alcove shelving and glazed door leading out to the sheltered pergola seating area and rear garden.

DINING ROOM

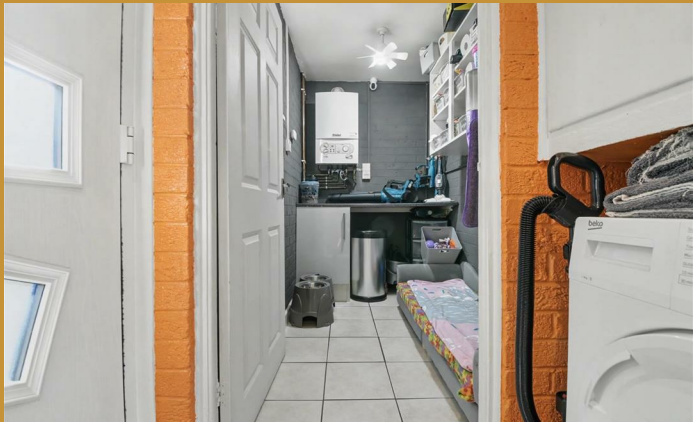
Rear-facing with window overlooking the garden and offering ample space for a family dining table and chairs.

KITCHEN

Galley-style fitted kitchen with a range of wall and base units, complementary worktops and tiled splashbacks. Integrated oven, hob and extractor fan. Space for further appliances. Door leading to the rear lobby.

REAR LOBBY

Providing additional space for appliances and access to the utility/store room.



UTILITY / STORE ROOM

Useful additional space housing the boiler and ideal for storage or laundry use.

FIRST FLOOR LANDING

Providing access to all bedrooms, bathroom and separate WC.

BEDROOM ONE

A spacious double bedroom positioned to the rear elevation.

BEDROOM TWO

A good-sized double bedroom overlooking the rear garden.

BEDROOM THREE

A decent-sized single bedroom, ideal as a child's room, guest room or home office.

FAMILY BATHROOM

Fully tiled and fitted with bath with shower over and wash hand basin.

SEPARATE WC

Fitted with low-level WC.

OUTSIDE

FRONT

Driveway providing off-street parking for multiple vehicles. Gated pathway leading to the front entrance and side access to the rear garden.

REAR GARDEN

A generous rear garden mainly laid to lawn with planted borders. Brick outbuildings, summer house and further space for sheds. Sheltered pergola seating area accessed from the lounge. Outside WC and secure storage area located to the rear of the garden.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

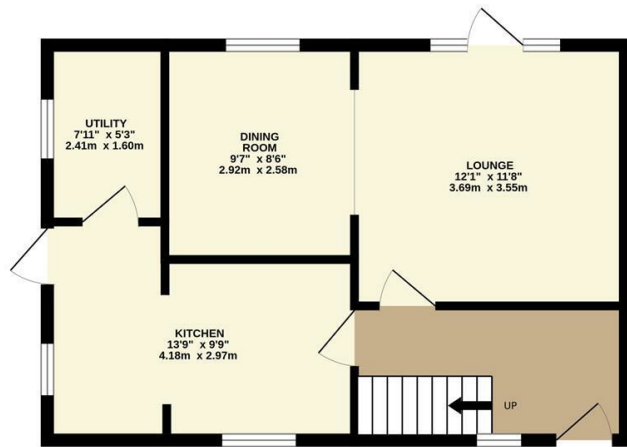
Viewings – By Appointment Only

Floor Area – 915.00 sq ft

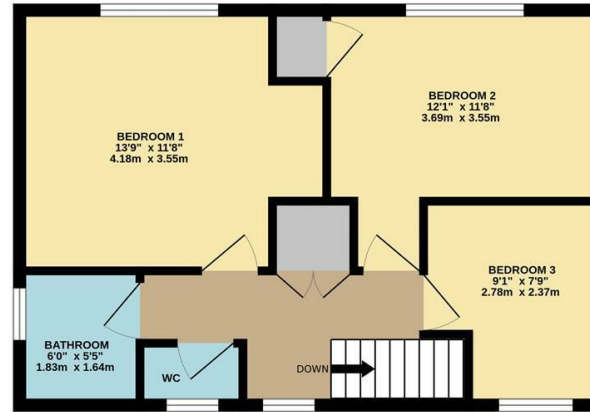
Tenure – Freehold



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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