



- Detached Park Home
- 2 Bedrooms
- Modern Kitchen & Shower Room
- Lounge
- Off Street Parking
- Low Maintenance Garden
- Charnwood Park Estate
- Excellent Amenities & Motorway Access Nearby

Maple Avenue, Charnwood Park Estate, DN15 8UW,
£85,000





Starkey&Brown are delighted to offer for sale this detached park home on Maple Avenue in the Charnwood Park Estate on the outskirts of Scunthorpe. The park home sits in an excellent position within close proximity to a wide range of local amenities and convenient motorway links. The accommodation briefly comprises of 2 bedrooms, lounge, modern kitchen and modern shower room. Outside the property has off street parking and low maintenance rear gardens. All carpets curtains and light fittings included! Ground rent of £49.61 per week. Call today to view! Council tax band: A.



Lounge

Having uPVC double glazed windows to the front and side aspects, uPVC double glazed door to the side aspect and radiator.

Kitchen

7' 9" x 15' 3" (2.36m x 4.64m)

Having uPVC double glazed windows to the front and side aspects, 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, built in oven, hob and extractor and space for white goods.

Bedroom 1

7' 9" x 8' 8" (2.36m x 2.64m)

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

Bedroom 2

8' 1" x 7' 4" (2.46m x 2.23m)

Having uPVC double glazed windows to the side and rear aspects and radiator.

Shower Room

5' 2" x 5' 3" (1.57m x 1.60m)

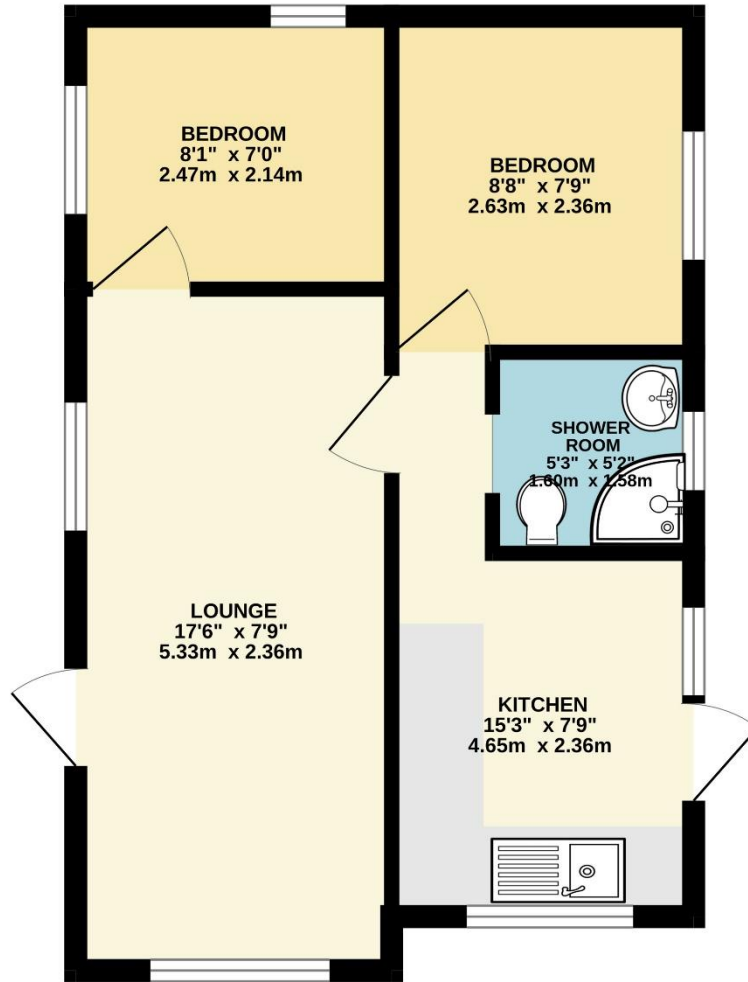
Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin set in vanity unit, WC and radiator.

Outside

Having off street parking and a low maintenance garden.



GROUND 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

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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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