



2 Dean Road, Scunthorpe, DN17 1HG

£149,950

A fantastic ready to move in to three bed semi detached house at the top of Ashby that has no chain and vacant possession, perfect for first time buyers or young families close to schools and amenities.

As you enter the property you have an entrance hall, W.C, good size lounge with patio doors on to the rear garden and a modern kitchen diner with storage. To the first floor you have three bedrooms two of which are good size doubles and a well proportioned single, and a modern family bathroom. The property is neutrally decorated throughout and is perfect for someone wanting to put there own stamp on it!

Outside you have an enclosed low maintenance rear garden mainly laid with turf and off road parking to the front for a couple of vehicles. Available to view now please call the office to book your appointment!

Entrance



Bedroom two 9'4" x 8'5" (2.86 x 2.57)



Bedroom three 8'0" x 7'1" (2.46 x 2.18)



Kitchen 12'4" x 11'0" (3.76 x 3.36)



Bathroom 6'1" x 8'5" (1.86 x 2.58)



Lounge 15'7" x 9'4" (4.77 x 2.86)



Outside



Downstairs W.C.

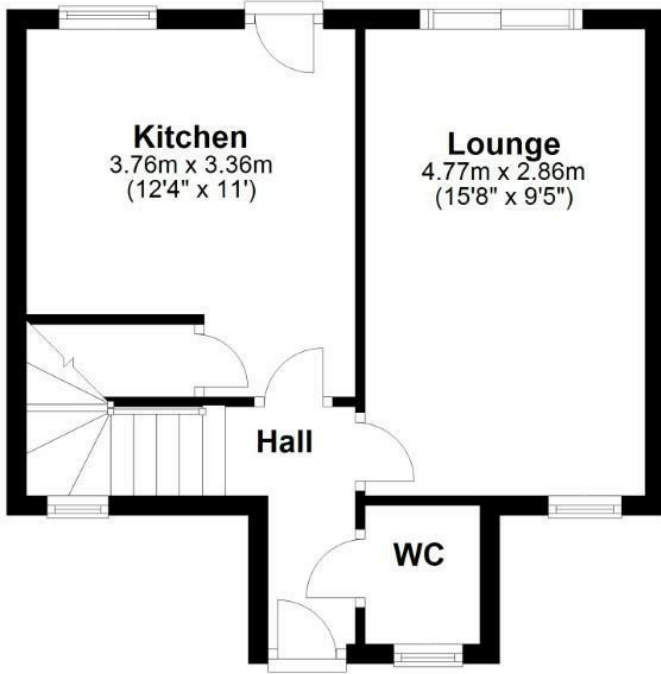


Landing

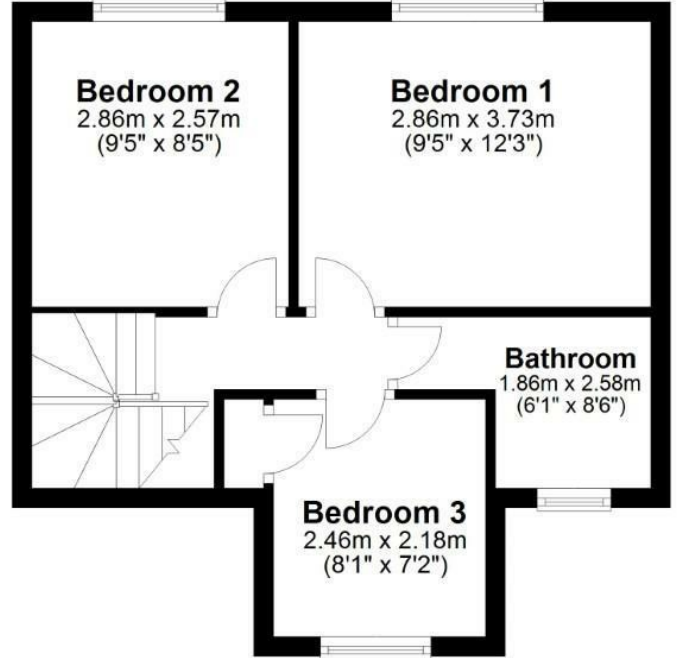
Bedroom one 9'4" x 12'2" (2.86 x 3.73)



Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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