





- CHAIN FREE!
- Semi Detached House
- 3 Bedrooms
- Shower Room
- 2 Reception Rooms
- Off Street Parking & Garage
- Front & Rear Gardens
- Excellent Schools & Amenities Nearby

Chancel Road, DN16 3LD,
£175,000

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Starkey&Brown are delighted to offer for sale this spacious semi detached house on Chancel Road, Scunthorpe. The property sits within walking distance to a range of highly regarded schools and local amenities and would make an ideal family home. The accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hallway, lounge, dining room and kitchen. Outside the property has front and rear gardens, off street parking and a garage. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance Hallway
Having uPVC double glazed door to the front aspect, radiator, coved ceiling and stairs rising to the first floor with storage cupboard beneath.

Lounge
12' 7" x 13' 7" (3.83m x 4.14m)
Having uPVC double glazed window to the front aspect, radiator, coved ceiling and opening into dining room.

Dining Room
8' 9" x 11' 3" (2.66m x 3.43m)
Having uPVC double glazed French doors to the rear aspect, radiator and coved ceiling.

Kitchen
9' 10" x 11' 4" (2.99m x 3.45m)
Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and built in washing machine.

First Floor Landing
Having uPVC double glazed window to the side aspect and loft access.

Bedroom 1
12' 4" x 10' 6" (3.76m x 3.20m)
Having uPVC double glazed window to the rear aspect, radiator and built in cupboard.

Bedroom 2
9' 5" x 12' 2" (2.87m x 3.71m)
Having uPVC double glazed window to the front aspect, radiator and fitted wardrobes.

Bedroom 3
7' 3" x 9' 10" (2.21m x 2.99m)
Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

Shower Room
6' 3" x 5' 11" (1.90m x 1.80m)
Having uPVC double glazed window to the rear aspect, shower with non slip flooring, WC, wash hand basin set in vanity unit, heated towel rail and ceiling spotlights.

Outside Front
Having a lawned garden, a block paved driveway with off street parking and gate to the rear.

Outside Rear
The enclosed rear garden is mainly laid to lawn with a paved patio area, outdoor WC, garage and shed.













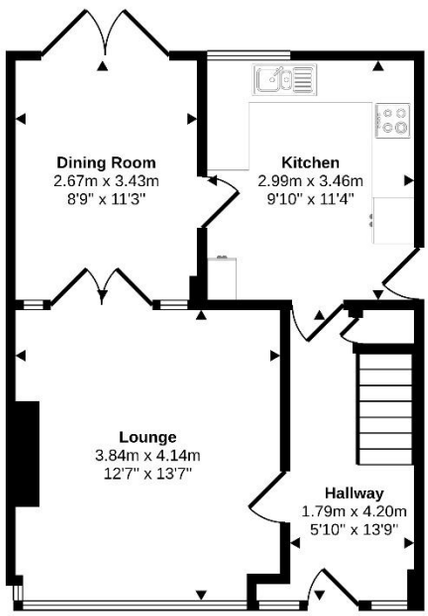




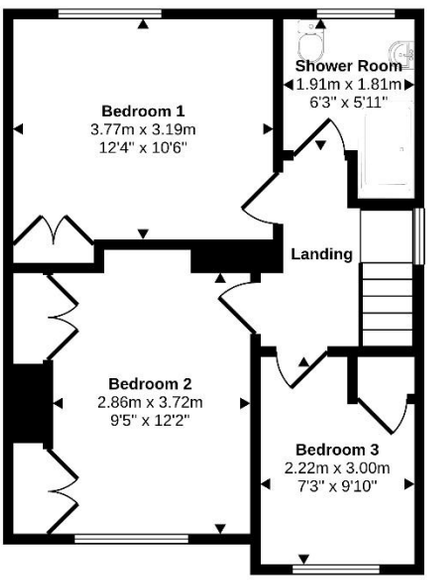




Approx Gross Internal Area
88 sq m / 951 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 44 sq m / 473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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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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