



- CHAIN FREE!
- Semi Detached House
- 2 Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Enclosed Rear Garden
- Ideal First Time Buy or Investment
- Excellent Amenities Nearby

North Parade, Scunthorpe, DN16 2PQ,  
£111,000





Offered for sale with NO ONWARD CHAIN in the popular location of Ashby is this recently renovated semi detached house on North Parade. The accommodation briefly comprises of 2 double bedrooms and bathroom to the first floor, whilst downstairs boasts 2 reception rooms, new kitchen and shower room. Additional benefits include a lawned rear garden and being nearby to a wide range of local amenities and convenient bus routes, call today to view! Freehold. Council tax band: A.



### Lounge

Having uPVC double glazed window to the front aspect, radiator and feature fireplace.



### Dining Room

11' 9" x 12' 1" (3.58m x 3.68m)

Having uPVC double glazed window to the rear aspect, radiator and under stairs storage cupboard.

### Kitchen

5' 9" x 15' 2" (1.75m x 4.62m)

Having uPVC double glazed window to the side aspect, 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, radiator and space for white goods.



### Shower Room

5' 9" x 7' 2" (1.75m x 2.18m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, WC and heated towel rail.



### First Floor Landing

#### Bedroom 1

11' 9" x 14' 3" max (3.58m x 4.34m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

#### Bedroom 2

11' 9" x 12' 2" (3.58m x 3.71m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

### Bathroom

11' 1" x 5' 9" (3.38m x 1.75m)

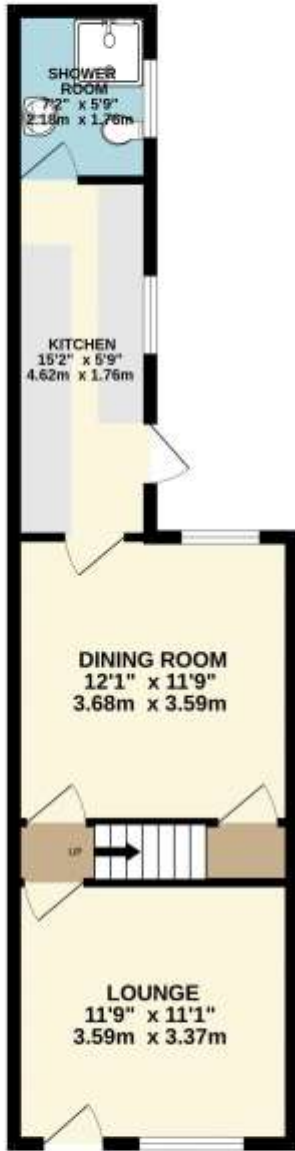
Having uPVC double glazed window to the rear aspect, panelled bath, wash hand basin, WC, radiator and ceiling spotlights.

### Outside

Having a lawned garden with fenced surround and paved area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2025

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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE