



51 Sorrel Way, Scunthorpe, DN15 8PL

- Mid terrace (of 4) modern 2 bed house
- 1 Car parking space in front
- Brick paved cul-de-sac
- PVC double glazing
- Gas central heating
- Convenient for Skippingdale & Gallagher, retail parks, orbital route, bus route, etc.

Accommodation (room sizes approx. only)

Entrance PORCH

Entrance HALL with radiator.

KITCHEN (2.6m x 2.4m) units, vinyl flooring, front outlook, sink, oven, hob, radiator.

LOUNGE (4.3m x 4.1m) coving, staircase off, patio doors to rear (east), TV point, and radiator.

LANDING with access to roof space.

BATHROOM (1.8m x 1.8m) bath, wash basin, WC, tiling and radiator.

Front BEDROOM (2.4m x 3.5m) radiator.

Rear BEDROOM (3.2m x 3.1m) radiator, cylinder cupboard.

OUTSIDE 1 car forecourt parking at front. Rear garden with pedestrian access.

SERVICES (not tested)

Mains water, electricity, drainage and gas
Gas fired central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'A' (on-line enquiry)

TENURE

Freehold assumed

23 High Street, Epworth,
Near Doncaster,
DN9 1EP
Tel: 01427 873684

epworth@gricehunter.co.uk

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

BOND:

Bond £865

Tenancy is subject to contact and credit checks, etc.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
 2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
 3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
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7 Priory Place,
Doncaster,
DN1 1BL
Tel: 01302 360141

doncaster@gricehunter.co.uk