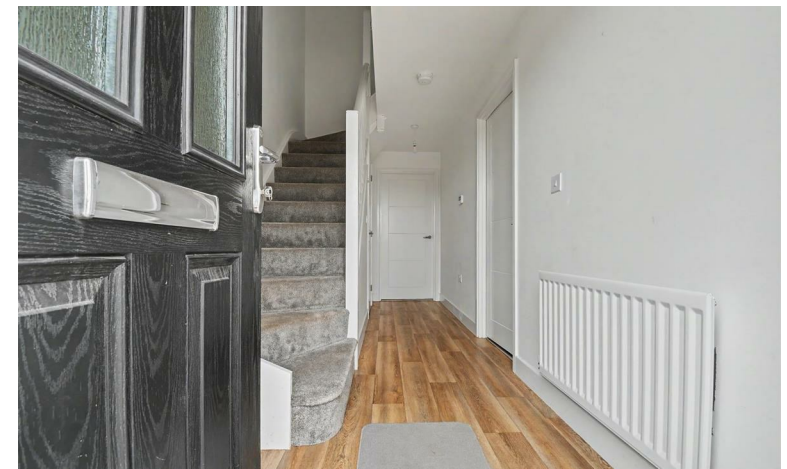




9 GREENSHANK DRIVE SCUNTHORPE, DN16 3DQ

£140,000
FREEHOLD

Whether you're taking your very first step onto the property ladder or looking for a ready-to-go investment, this charming two-bedroom end-terrace is well worth a look.



WWW.BILTONS.CO.UK
01724 642002

9 GREENSHANK DRIVE



DESCRIPTION

Offered with vacant possession, it's ready for its next owner to move straight in with no onward chain to worry about.

Occupying an enviable corner plot, the property enjoys open, non-overlooked views to the side, along with generous wraparound gardens that provide plenty of outdoor space to relax, entertain or simply enjoy. There's also the added bonus of off-street parking for up to three vehicles.

Inside, the home is bright, welcoming and thoughtfully laid out. An entrance hallway with useful storage cupboard leads through to a convenient downstairs WC, a well-proportioned kitchen/breakfast room and a comfortable rear-facing lounge with French doors opening onto the garden, creating a lovely connection between the indoor and outdoor living space.

Upstairs, you'll find two well-sized bedrooms, both served by a modern family bathroom, making this an ideal home for first-time buyers, young professionals or those looking to downsize.

A genuine little gem in a popular location, offering fantastic value, generous outside space and a straightforward purchase with vacant possession.

ENTRANCE HALLWAY

Accessed through a composite door, with stairs to the first floor, radiator and storage cupboard leading into:-

KITCHEN / BREAKFAST ROOM

With a uPVC double glazed window to front aspect, range of wall and base units with walnut effect laminate worktops, stainless steel sink, electric fan assisted oven with gas hob and extractor fan, space for a washing machine, space for a fridge/freezer, space for a dining table.

DOWNSTAIRS WC

With a WC, hand wash basin and a radiator.

LIVING ROOM

With a uPVC double glazed window and uPVC double glazed French doors to rear aspect and a radiator.

BEDROOM ONE

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM TWO

With a uPVC double glazed window to front aspect, radiator and over stairs storage cupboard.

FAMILY BATHROOM

With a panelled bath having an overhead shower, WC, hand wash basin and a chrome towel heater.

EXTERNALLY

The front of the property is laid to lawn with a path leading to the front door, off street parking is allocated. The rear garden is a corner plot, fully enclosed with timber fencing, laid to lawn with a patio.

9 GREENSHANK DRIVE





9 GREENSHANK DRIVE

ADDITIONAL INFORMATION

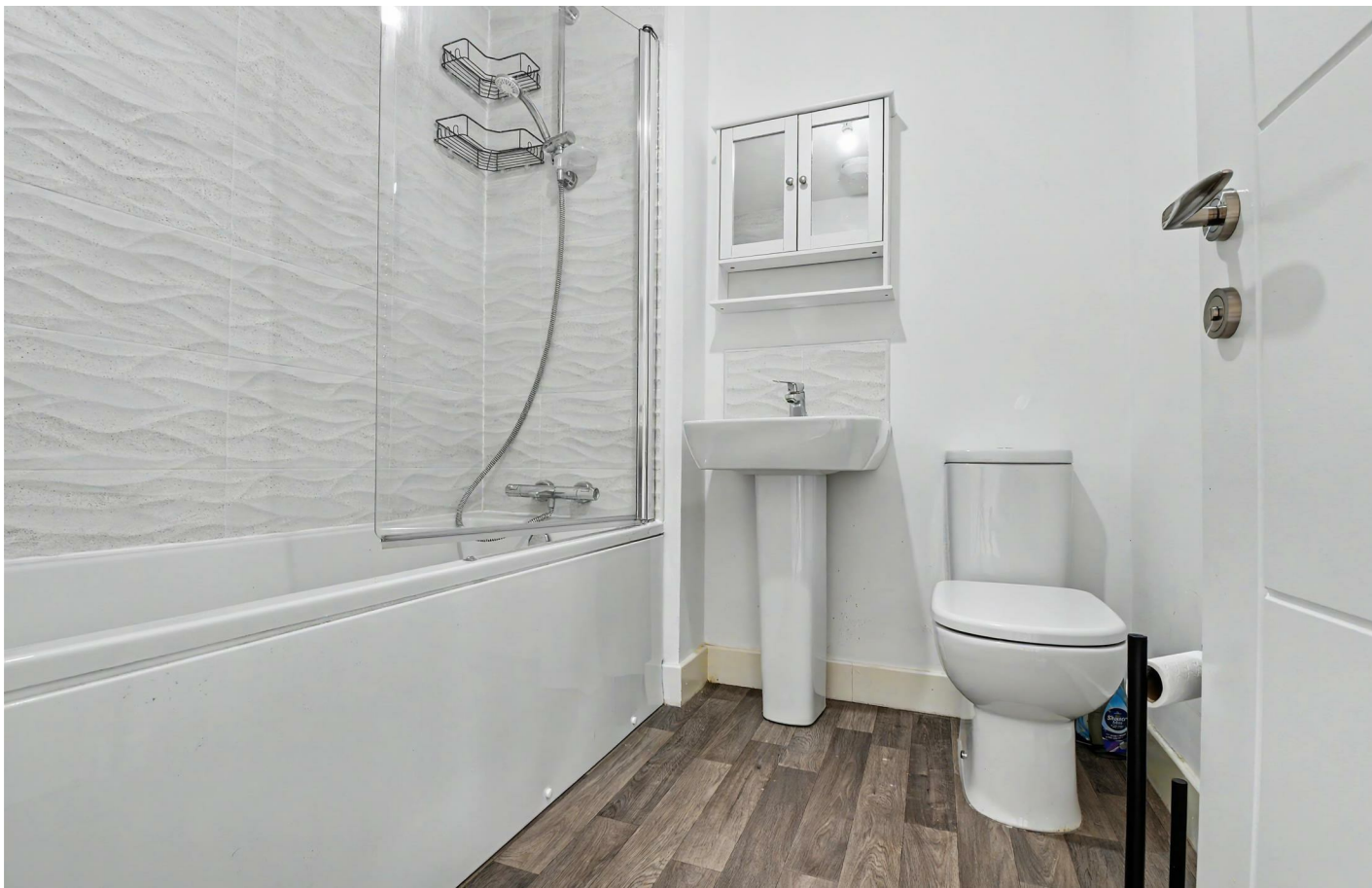
Local Authority –

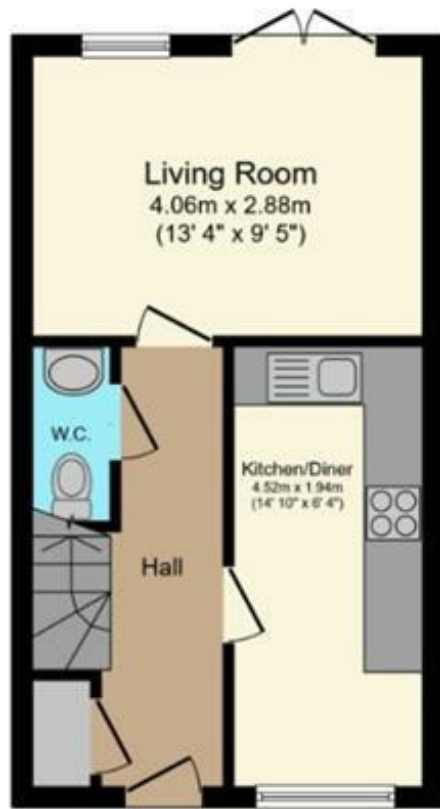
Council Tax – Band B

Viewings – By Appointment Only

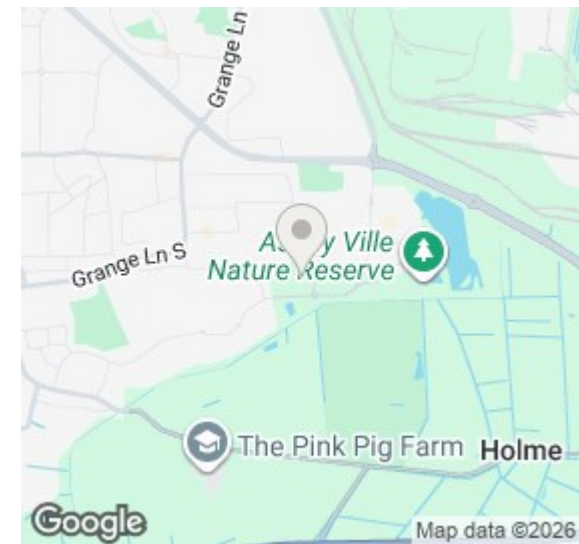
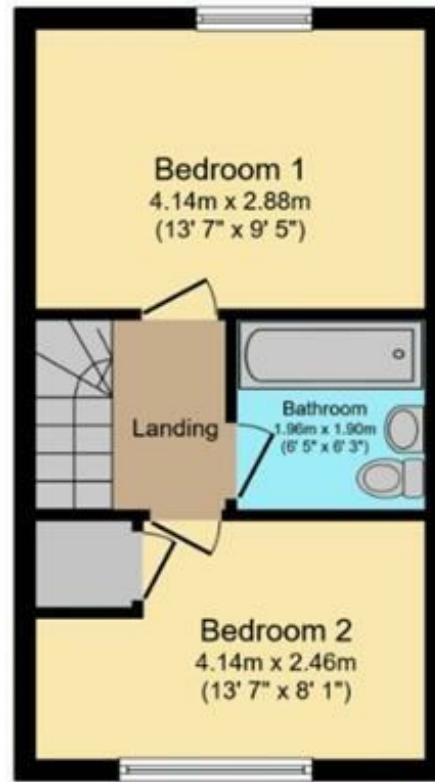
Floor Area – 646.00 sq ft

Tenure – Freehold





Total floor area 60.0 sq.m. (646 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>

BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002