



- Detached Family Home
- 3 Bedrooms With Master En-suite
- New Boiler 2022
- 18ft3 Lounge/Diner

- Feature Media Wall
- Ground Floor WC
- Off Street Parking & Garage
- Pleasant Rear Garden

Granville Road, Scunthorpe, DN15 8GS,
£175,000





Starkey&Brown are delighted to offer for sale this beautifully presented family home on Granville Road, complete with off street parking and a garage. The accommodation briefly comprises of 3 well proportioned bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, ground floor WC, kitchen and impressive 18ft3 lounge/diner with feature media wall. Additional benefits include a pleasant rear garden, uPVC double glazing and a gas central heating boiler (new 2022). The property sits closeby to a good range of amenities and transport links. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C.



Entrance Hall

Having uPVC double glazed door to front aspect and radiator.

Downstairs WC

3' 9" x 3' 2" (1.14m x 0.96m)

Having low level WC, wash hand basin and radiator.

Kitchen

6' 6" x 9' 9" (1.98m x 2.97m)

Having uPVC double glazed window to front aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, built-in oven, hob and extractor, space for full height fridge freezer and space/plumbing for white goods.

Lounge Diner

18' 3" x 11' 3" (5.56m x 3.43m)

Having uPVC double glazed sliding doors to rear aspect, uPVC double glazed window to rear aspect, coved ceiling, 2 radiators, stairs rising to first floor and feature media wall with storage space,.

Landing

Having airing cupboard and access to loft access.

Bedroom 1

12' 8" x 9' 9" (3.86m x 2.97m)

Having 2 uPVC double glazed windows to front aspect, radiator and door to:

En-Suite

5' 6" x 5' 4" (1.68m x 1.62m)

Having uPVC double glazed window to front aspect, shower cubicle, wash hand basin, low level WC and radiator.

Bedroom 2

8' 10" x 11' 6" (2.69m x 3.50m)

Having uPVC double glazed window to rear aspect, radiator and fitted wardrobes.

Bedroom 3

9' 4" x 7' 9" (2.84m x 2.36m)

Having uPVC double glazed window to rear aspect, radiator and fitted wardrobes.

Bathroom

5' 6" x 7' 4" (1.68m x 2.23m)

Having uPVC double glazed window to side aspect, radiator, panelled bath with shower over, wash hand basin and low level WC.

Outside Front

A hardstanding area provides off street parking and leads to a garage. The front garden is mainly laid to lawn. A gate to the side gives access to the rear garden.

Outside Rear

The rear garden is mainly laid to lawn with paved patio areas, fenced surround and a range of plants and shrubs.

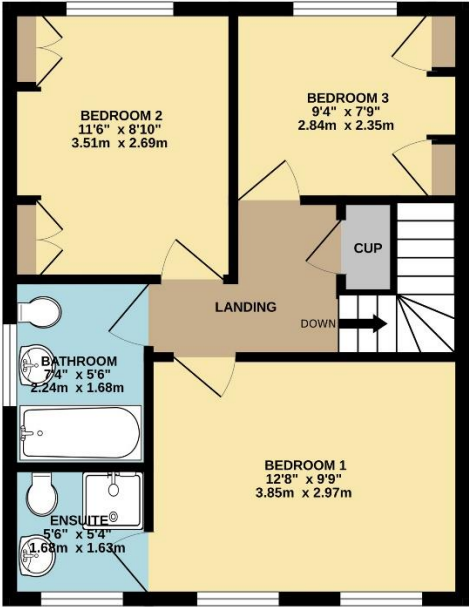
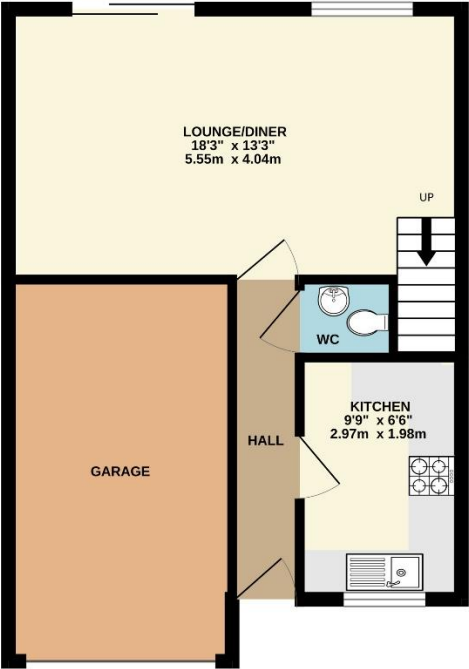




GROUND FLOOR



1ST FLOOR



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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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