



- First Floor Flat
- 2 Double Bedrooms
- Lounge
- Kitchen

- Shower Room
- Generous Size Garden
- Close to Local Amenities
- CHAIN FREE!

Alvingham Road, Scunthorpe, DN16 2HD,
£85,000





Offered for sale with NO ONWARD CHAIN, this first floor flat is ideally located closeby to a range of amenities and bus routes. The accommodation briefly comprises of 2 double bedrooms, shower room, lounge and kitchen with door to balcony area. Outside the property has a generous garden to the side and a storage shed which is located in a block to the rear. Lease information (Ongo): 116 years remaining (as of 2023). Annual charge of £260 covers structure, roof and buildings insurance. Council tax band: A. Leasehold.



Entrance

Having uPVC double glazed door to the side aspect, storage cupboard and stairs rising to the first floor.

Landing

Having access to the loft (part boarded and having drop down ladder), uPVC double glazed window to the side aspect, radiator and storage cupboard.

Lounge

13' 0" x 12' 3" max (3.96m x 3.73m)

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



Kitchen

9' 5" x 8' 0" (2.87m x 2.44m)

Having uPVC double glazed window and door to the rear aspect (to balcony), radiator, wall and base units with work surfaces over, inset sink and drainer unit, oven, hob and extractor, coved ceiling and space/plumbing for white goods.

Bedroom 1

13' 0" x 10' 3" (3.96m x 3.12m)

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



Bedroom 2

13' 6" max x 10' 3" max (4.11m x 3.12m)

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

Shower Room

6' 4" x 6' 2" (1.93m x 1.88m)

Having uPVC double glazed window to the rear aspect, corner shower cubicle, wash hand basin, low level WC, radiator and coved ceiling.

Balcony

Having access to store cupboard.

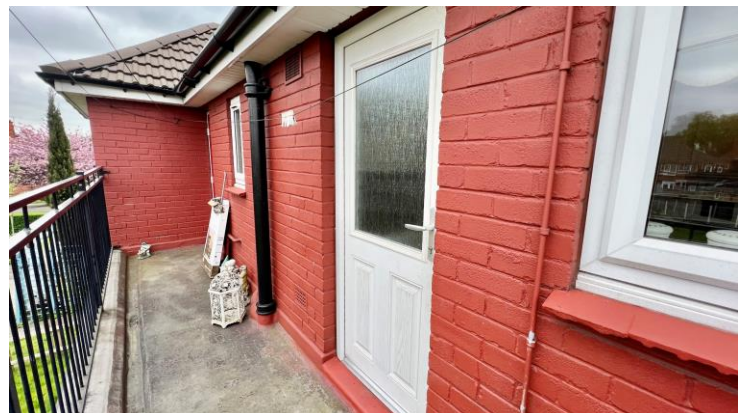
Outside

The property comes with a generous side garden which is mainly laid to lawn with a hedge border and range of plants/trees. The property also comes with a storage shed which is located to the rear of the property in a block.

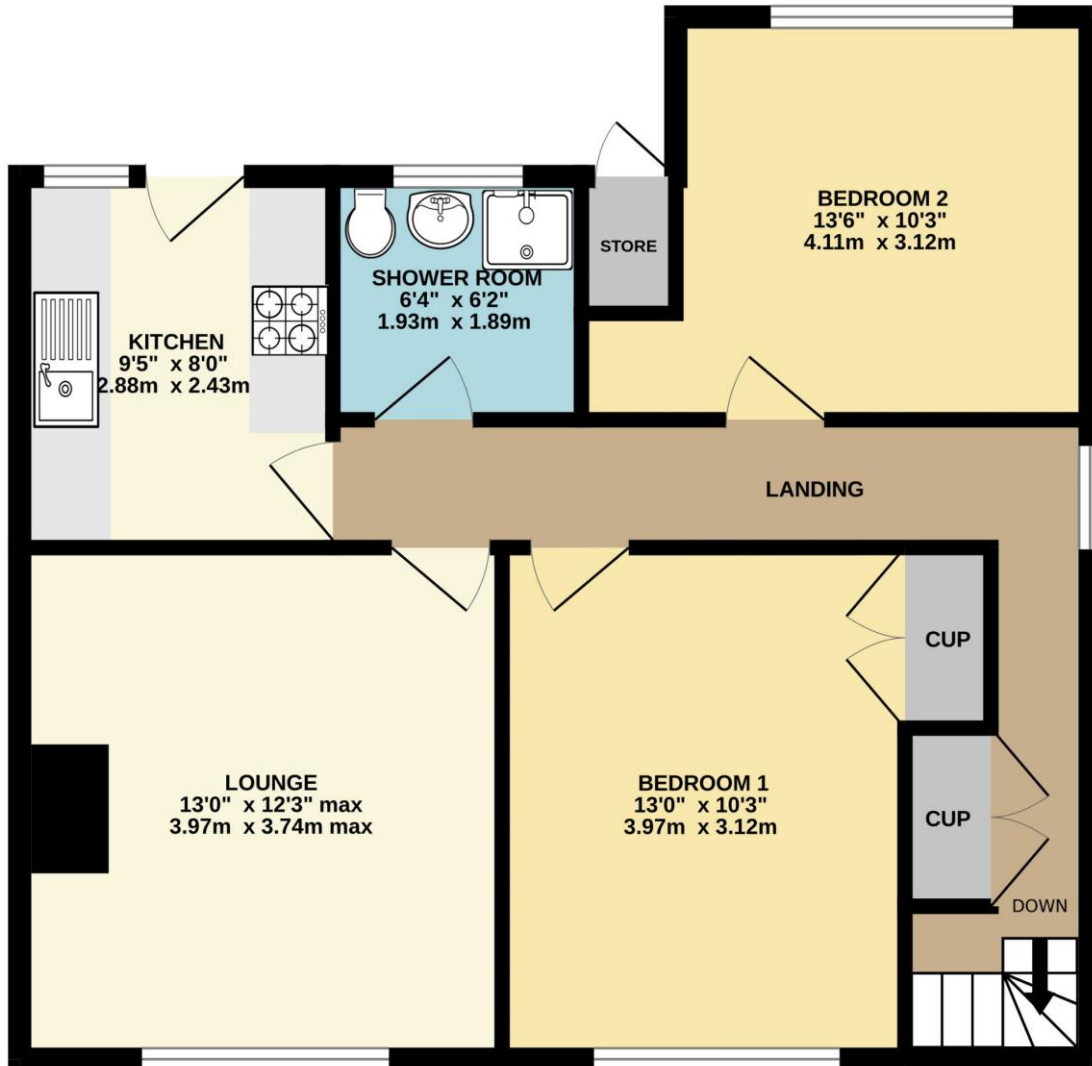


Agents Note

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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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