



- Ideal First Time Buy/Investment
- Semi Detached House
- 3 Bedrooms
- Kitchen & Separate Utility Room

- Bay Fronted Lounge
- Enclosed Rear Garden
- Ample Off Street Parking
- Chain Free!

Abbey Road, Scunthorpe, DN17 1JN,  
£133,950







Offered for sale with NO ONWARD CHAIN, this ideal first time buyer home comes with a generous amount of off street parking to the front of the property extending to the rear, and a good size lawned garden also to the rear. The property has just undergone a scheme of redecoration, and briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hallway with under stairs storage, bay fronted lounge, kitchen and separate utility room. This property sits in a well regarded location, nearby to a range of local schools and amenities. Call today to view! Freehold. Council tax band: A.



### Hallway

Having uPVC double glazed door and window to front aspect, coved ceiling, radiator and stairs rising to first floor with understairs storage cupboard.

### Lounge

12' 5" max x 14' 4" into bay (3.78m x 4.37m)

Having uPVC double glazed bay window to front aspect, radiator, coved ceiling and feature brick wall.

### Kitchen

12' 5" x 9' 4" (3.78m x 2.84m)

Having uPVC double glazed door and window to rear aspect, coved ceiling, radiator, wall and base units with work surfaces over, inset sink and drainer unit and space for white goods.

### Utility Room

5' 10" x 5' 10" (1.78m x 1.78m)

Having uPVC double glazed windows to rear and side aspects, space/plumbing for white goods.

### First Floor Landing

Having uPVC double glazed window to side aspect and coved ceiling.

### Bedroom 1

12' 5" x 11' 5" (3.78m x 3.48m)

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

### Bedroom 2

12' 5" x 10' 5" (3.78m x 3.17m)

Having uPVC double glazed window to rear aspect, radiator and built-in cupboard.

### Bedroom 3

6' 1" x 6' 9" (1.85m x 2.06m)

Having uPVC double glazed window to rear aspect, radiator, coved ceiling and access to loft (insulated).

### Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Having uPVC double glazed window to front aspect, radiator, coved ceiling, panelled bath, wash hand basin and low level WC.

### Outside Front

A hardstanding area to the front extends down the side to the rear of the property (through secure gates) and provides ample off street parking for multiple vehicles. There is also a small lawned area.

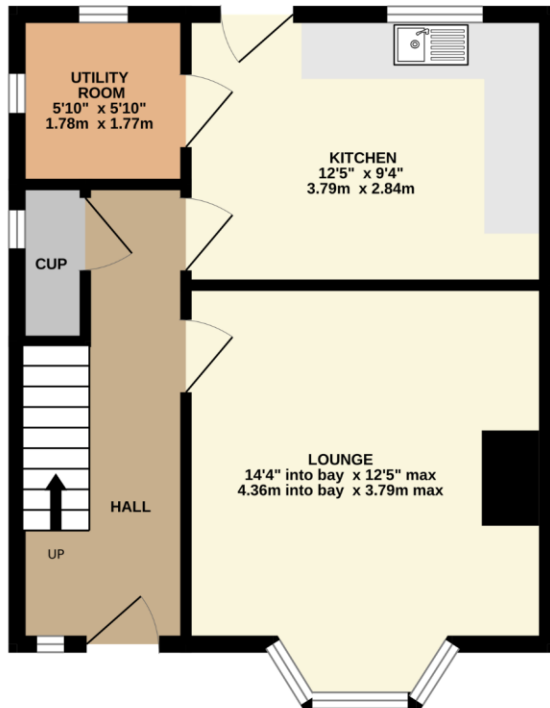
### Outside Rear

The rear garden is mainly laid to lawn with a paved patio area.

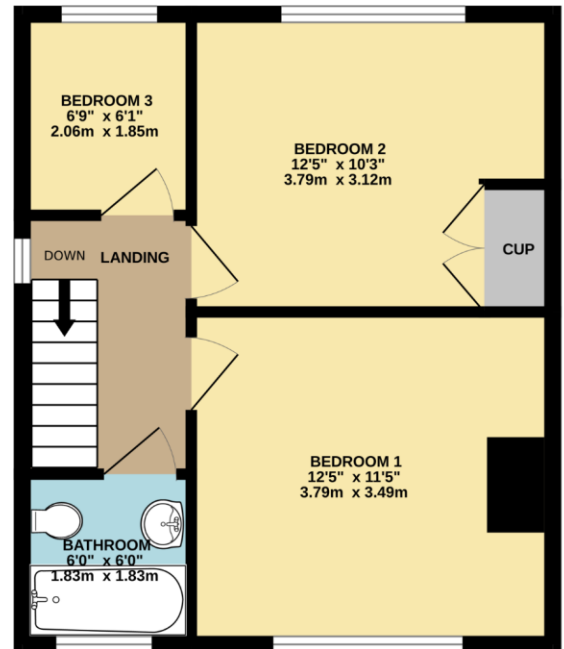




## GROUND FLOOR



## 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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