



- Modern Semi Detached House
- 3 Bedrooms
- Kitchen/Diner
- Lounge with Feature Fireplace

- Downstairs WC
- Off Street Parking
- Enclosed Rear Garden
- Beautifully Presented Throughout

Minerva Close, DN17 2FG, £165,000.





Starkey&Brown are delighted to offer for sale this beautifully presented modern semi detached home on Minerva Close, Scunthorpe. The accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts a WC, lounge and kitchen/diner with French doors opening onto the rear garden which is mainly laid to lawn with a fenced surround. Off street parking for two vehicles is available to the front, as well as gated access at the side to the rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Hall

Having door to the front aspect, uPVC double glazed window to the side aspect and radiator.

Downstairs WC

Having uPVC double glazed window to the side aspect, low level WC, wash hand basin and radiator.

Lounge

14' 3" max x 14' 2" (4.34m x 4.31m)

Having uPVC double glazed window to the front aspect, stairs rising to the first floor with under stairs storage cupboard, radiator and feature electric fireplace.

Kitchen/Diner

14' 3" x 9' 1" (4.34m x 2.77m)

Having uPVC double glazed window and French doors to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in dishwasher, space/plumbing for washing machine, space for full height fridge freezer, radiator and gas central heating boiler.

First Floor Landing

Having access to the loft.

Bedroom 1

7' 9" x 12' 7" (2.36m x 3.83m)

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

Bedroom 2

7' 9" x 10' 8" (2.36m x 3.25m)

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

Bedroom 3

5' 7" x 7' 8" (1.70m x 2.34m)

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

Bathroom

5' 7" x 5' 8" (1.70m x 1.73m)

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

Outside

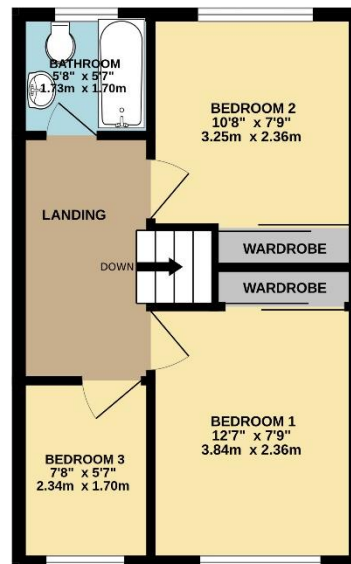
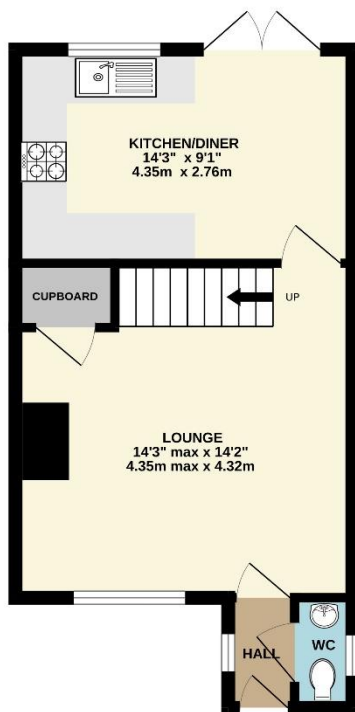
Having parking spaces to the front, lawned garden to the front with a pathway to the front door, a gate to the side with access to the lawned rear garden which is enclosed by a fenced surround and has a patio area.





GROUND FLOOR

1ST FLOOR



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Important Information:

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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