



**Warwick Road, SCUNTHORPE DN16 1ES**

**welcome to**

**Warwick Road, SCUNTHORPE**

Semi-detached three-bedroom home in a popular family-friendly area of Scunthorpe, offering two reception rooms, a modern family bathroom, driveway, garage, and enclosed rear garden.



### **Lounge**

Double-glazed window to front aspect, gas fireplace, and a radiator.

### **Dining Room**

Double-glazed window to rear aspect, French door to rear garden, and a radiator.

### **Kitchen**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, and work surfaces.

### **Bedroom One**

Double bedroom with double-glazed window to front aspect, and a radiator.

### **Bedroom Two**

Double bedroom with double-glazed window to rear aspect, and a radiator.

### **Bedroom Three**

Double-glazed window to rear aspect, and a radiator.

### **Bathroom**

Double-glazed window, heated towel rail, bath with a shower over, wash hand basin, and WC.

### **Front Garden**

To the front, the property benefits from a driveway leading to the garage, complemented by attractive shrub beds.

### **Rear Garden**

Laid to lawn garden with a paved seating area and decorative pebbled sections.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Warwick Road, SCUNTHORPE

- Semi-detached home
- Three bedrooms
- Popular family-friendly location
- Driveway and garage
- Ideal purchase for families or those looking to upsize

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
SCT111965 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01724 868448**



[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)



16-18 Oswald Road, SCUNTHORPE, South  
Humberside, DN15 7PT



[williamhbrown.co.uk](http://williamhbrown.co.uk)