



**Shipton Road, Scunthorpe DN16 3HQ**

**welcome to**

## **Shipton Road, Scunthorpe**

Well-presented semi-detached home offering three bedrooms, two reception rooms, a utility room, garage and driveway, together with an attractive rear garden in a popular residential area of Scunthorpe.



**Entrance Hall**

Double-glazed entrance door, and a radiator.

**Lounge**

Double-glazed bay window, and a radiator.

**Dining Room**

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

**Kitchen**

Fitted kitchen with a range of wall and base cupboards, work surfaces, sink with a mixer tap, electric hob and oven, plumbing for a dishwasher, double-glazed window to rear aspect, tiled flooring, and a radiator.

**Utility Room**

Plumbing for a washing machine, and a door to rear garden.

**Landing**

Stairs from entrance hallway, double-glazed window to side aspect, storage cupboard and loft access.

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

Two double-glazed windows, bath with a shower over, WC, wash hand basin, heated towel rail, and tiled walls.

**Front Garden**

Driveway leads to the garage.

**Rear Garden**

Laid to lawn garden with patio area and timber fencing forming boundary.

**Outbuilding**

Garage with up & over door.



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**welcome to**

## **Shipton Road, Scunthorpe**

- Semi-detached family home
- Three bedrooms
- Driveway providing off-road parking
- Garage
- Ideal for first-time buyers and families

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT112215 - 0002

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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.



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