



12 The Fairways, Scunthorpe, DN15 7EF

Offers In Excess Of £60,000

Fantastic investment one bedroom first floor flat close to amenities and motorway links.

The property benefits from it's own entrance in to a hallway that has stairs up to the flat. The flat comprises of a spacious lounge with cozy log burner, kitchen, bathroom and a good size bedroom.

Outside there is a low maintenance garden area and off road parking to the front. Available to view now please call the office to book your appointment.

Entrance

Lounge 16'11" x 12'7" (5.17 x 3.86)



Kitchen 10'5" x 6'9" (3.20 x 2.08)



Bedroom 14'2" x 8'9" (4.34 x 2.69)



Bathroom 10'5" x 4'5" (3.20 x 1.36)

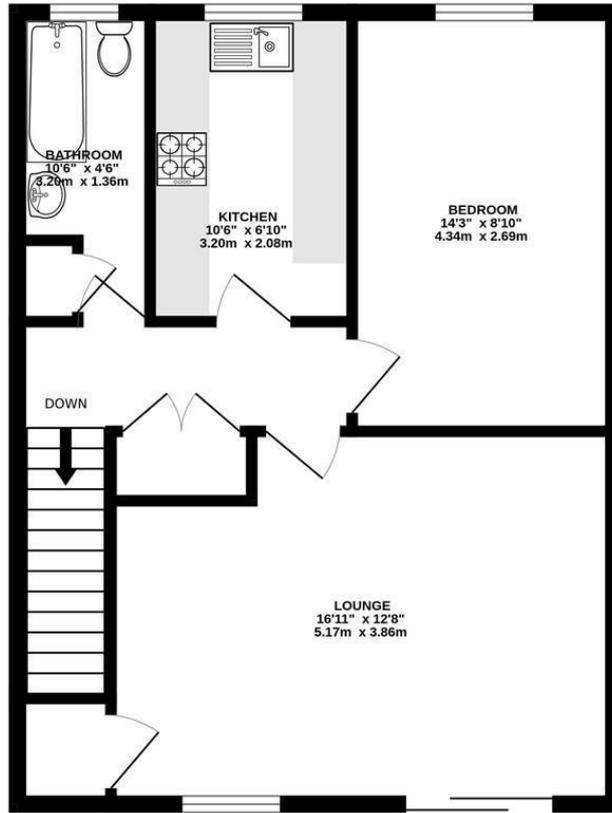


Outside



Floor Plan

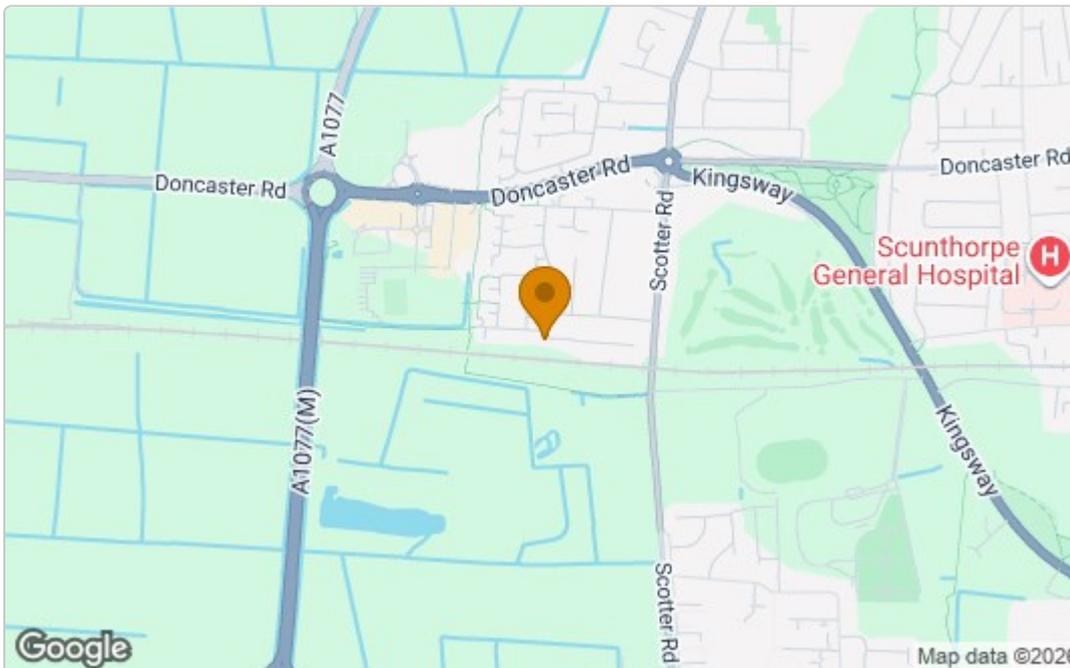
1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.
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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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