



31 Birch Drive, Scunthorpe, DN16 3GU

£160,000

A three bed semi detached townhouse in the popular Timberlands area that has great room sizes throughout making a perfect first time buy or family home and with the benefit of no onward chain!

To the ground floor you have an entrance hall, W.C and a kitchen diner to the back of the property with access on to the rear garden. There is also access to the integral garage that could be easily converted to create an extra reception room if required. To the first floor there is a lounge, double bedroom and a family bathroom. The second floor has a well proportioned single bedroom and the master bedroom with en suite. There is also a landing area that would make a great home office.

Outside there is a low maintenance rear garden and off road parking to the front for a couple of cars with access to the integral garage. Available to view now please call the office to book your appointment.

Entrance



Bedroom two 12'8" x 8'9" (3.88 x 2.68)



Kitchen diner 16'1" x 11'11" (4.91 x 3.65)

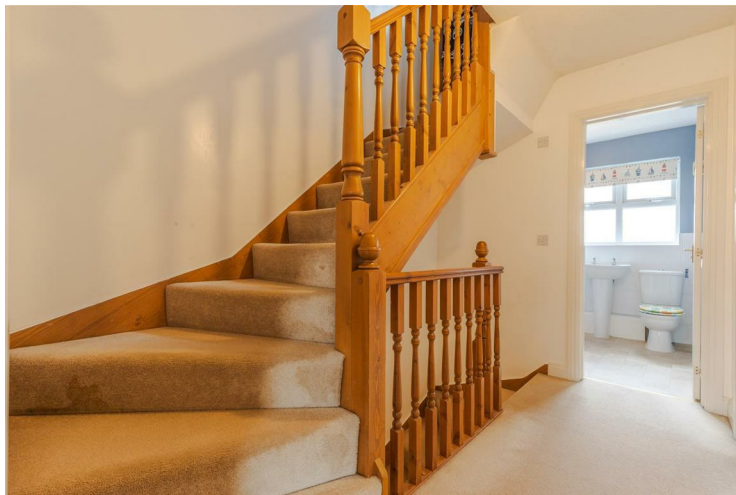


Bathroom 7'3" x 6'0" (2.23 x 1.84)



W.C.

First floor landing



Second floor landing

Bedroom one 12'1" x 12'0" (3.70 x 3.68)



Lounge 16'1" x 13'0" (4.91 x 3.98)



En suite



Bedroom three 9'1" x 8'9" (2.78 x 2.68)



Outside



Garage 16'5" x 8'9" (5.02 x 2.68)

Floor Plan



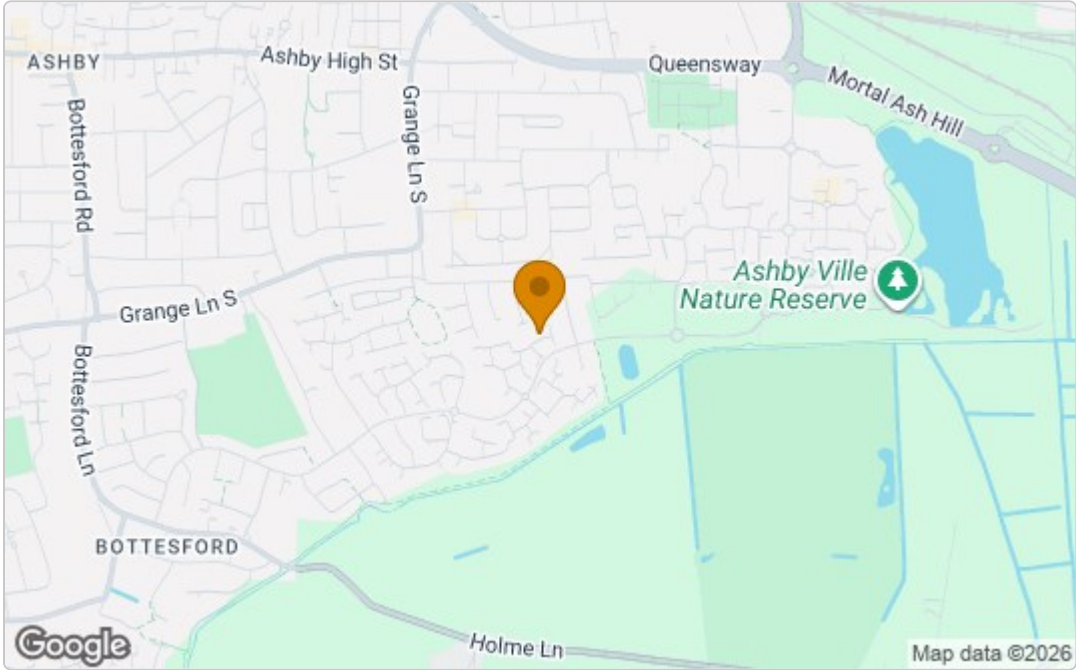
TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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.

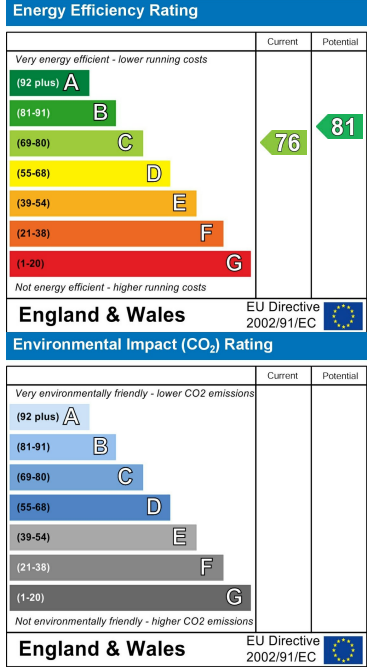
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Area Map



Energy Efficiency Graph



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