



9 Priory Road, Scunthorpe, DN17 1HY

£160,000

Great value recently refurbished three bed semi detached house in a really convenient location close to Ashby, schools and colleges. Perfect for first time buyers or young families with the benefit of having no chain and vacant possession.

As you enter the property you have an entrance hall, lounge with bay window and an open plan kitchen diner across the back with patio doors on to the rear garden. There is also a downstairs W.C. To the first floor you have three bedrooms, two of which are really good doubles and a well proportioned single bedroom and a modern shower room too.

Outside there is a low maintenance south west facing rear garden, detached garage and off road parking. Available for viewing now please call the office to book your appointment!

Entrance



Bedroom two 11'0" x 10'6" (3.36m x 3.22m)



Lounge 16'5" x 10'7" (5.01m x 3.25m)



Bedroom three 7'10" x 6'5" (2.39m x 1.97m)



Kitchen 15'11" x 6'9" (4.87m x 2.07m)



Dining Room 10'7" x 7'10" (3.25m x 2.39m)

Landing

Bedroom one 11'9" x 11'0" (3.59m x 3.36m)



Bathroom 5'5" x 6'4" (1.67m x 1.95m)

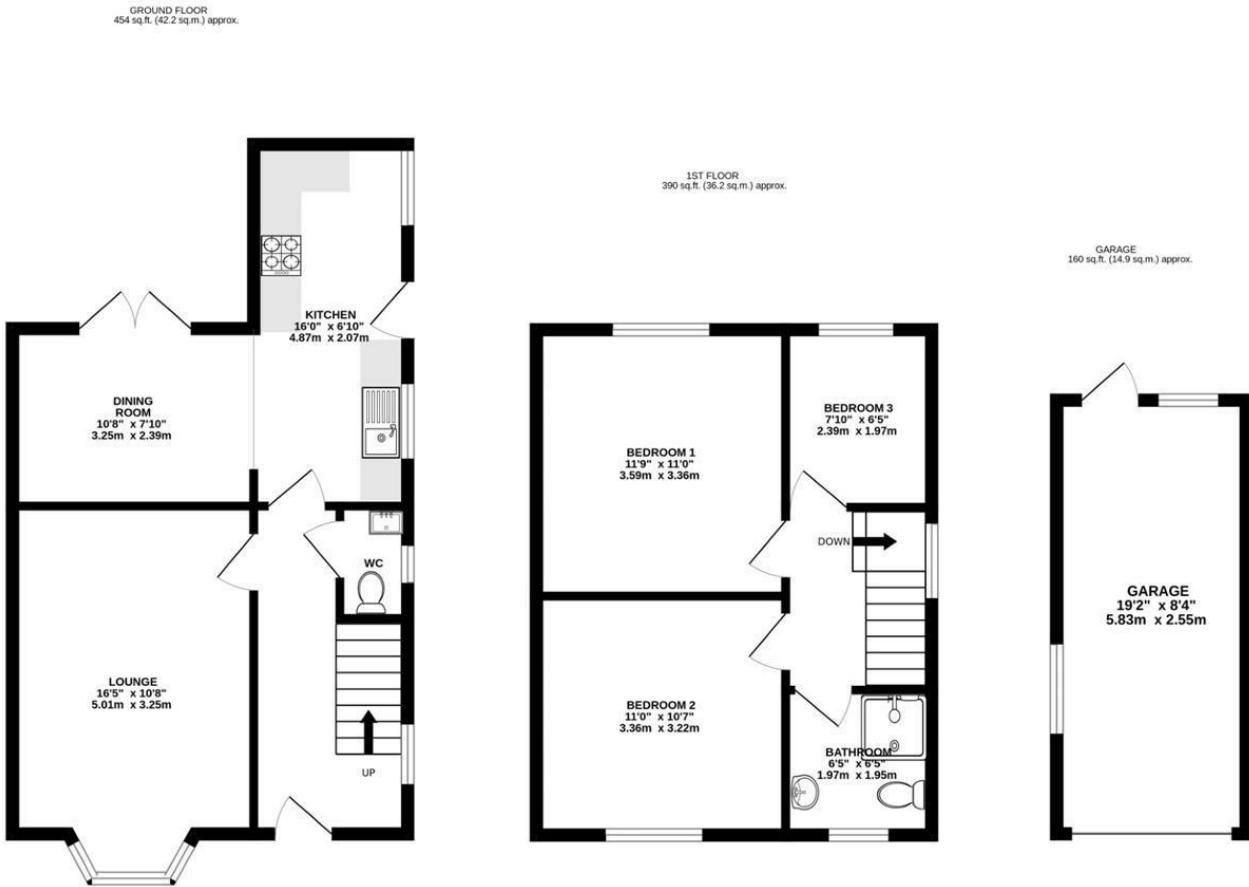


Outside



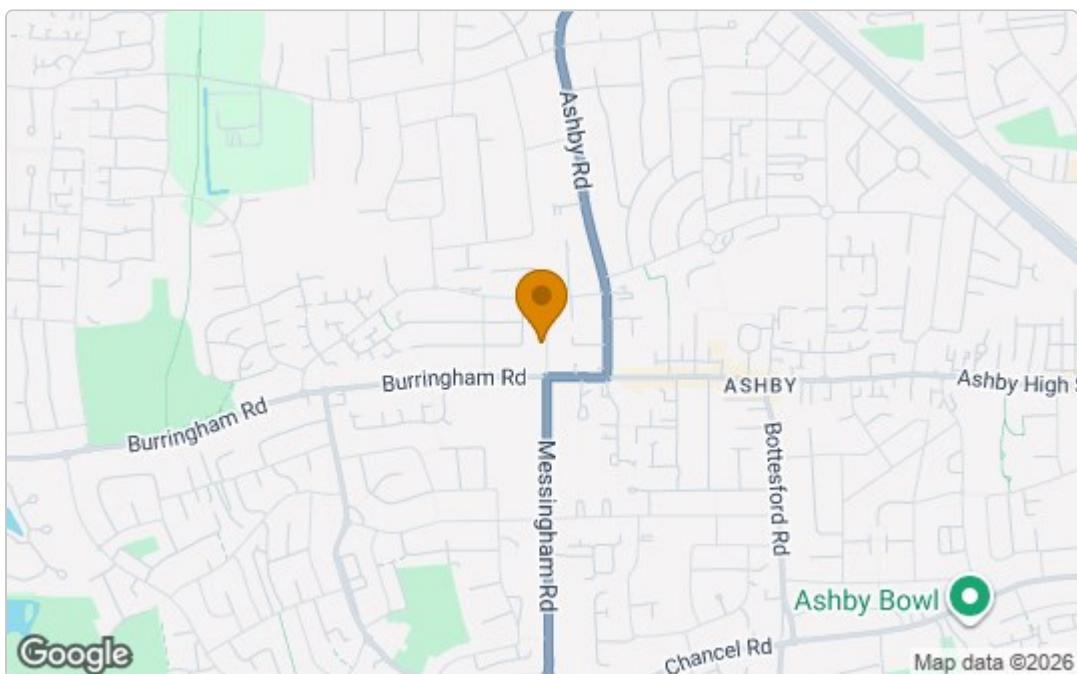
Garage 19'1" x 8'4" (5.83m x 2.55m)

Floor Plan



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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		82
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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