



56 Whitfield Road, Scunthorpe, DN17 1RQ

**£137,500**

A three bedroom semi detached home which is neutrally decorated throughout and ideal for first time buyers, young families or even as a rental property.

There is an entrance hall, good size lounge which also leads onto a conservatory and modern kitchen diner. Upstairs the property has two double bedrooms, a well proportioned third bedroom and a shower room. The property also benefits from off road parking, a garage and a private rear garden.

Please get in touch to book a viewing or for any more information.

Entrance hall



Bedroom one 14'4" x 8'6" (4.39 x 2.61)



Kitchen diner 15'6" x 8'7" (4.73 x 2.62)



Bedroom two 11'10" x 9'4" (3.62 x 2.85)



Lounge 17'0" x 11'10" (5.20 x 3.62)



Bedroom three 11'10" x 7'8" (3.62 x 2.36)



Conservatory 9'4" x 6'7" (2.85 x 2.02)



Landing

Bathroom 6'6" x 5'9" (2.00 x 1.77)

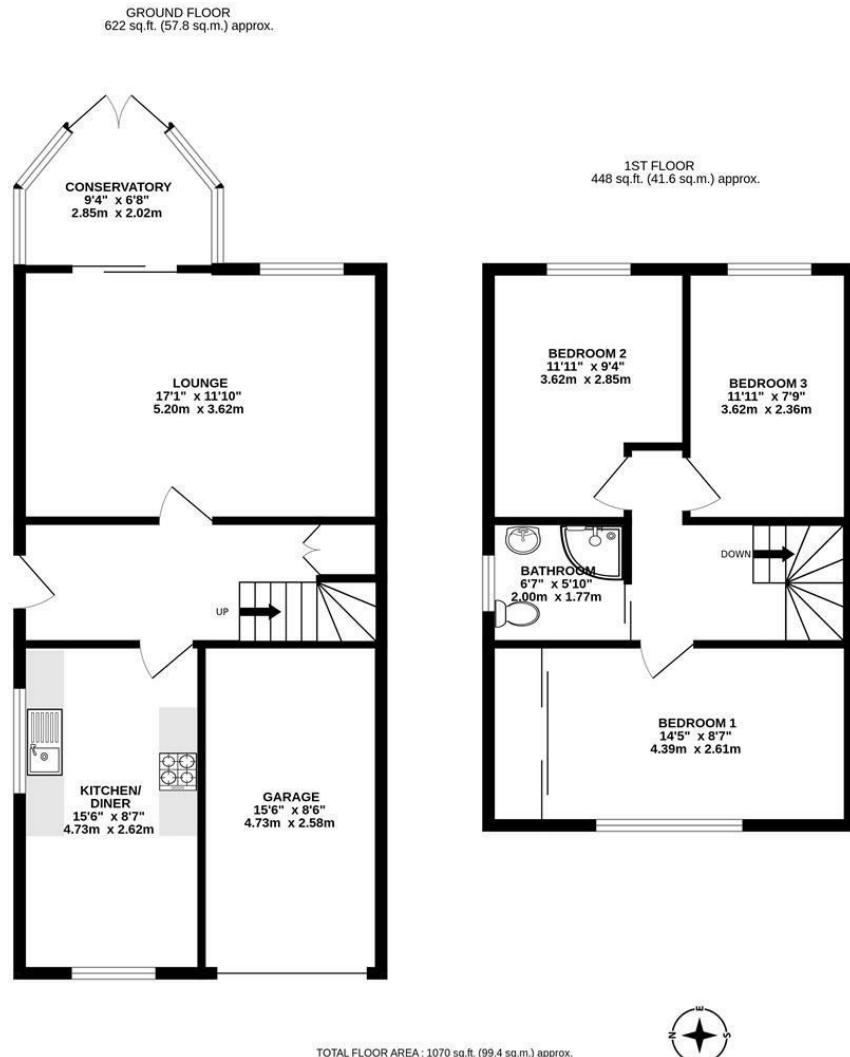


Garage 15'6" x 8'5" (4.73 x 2.58)

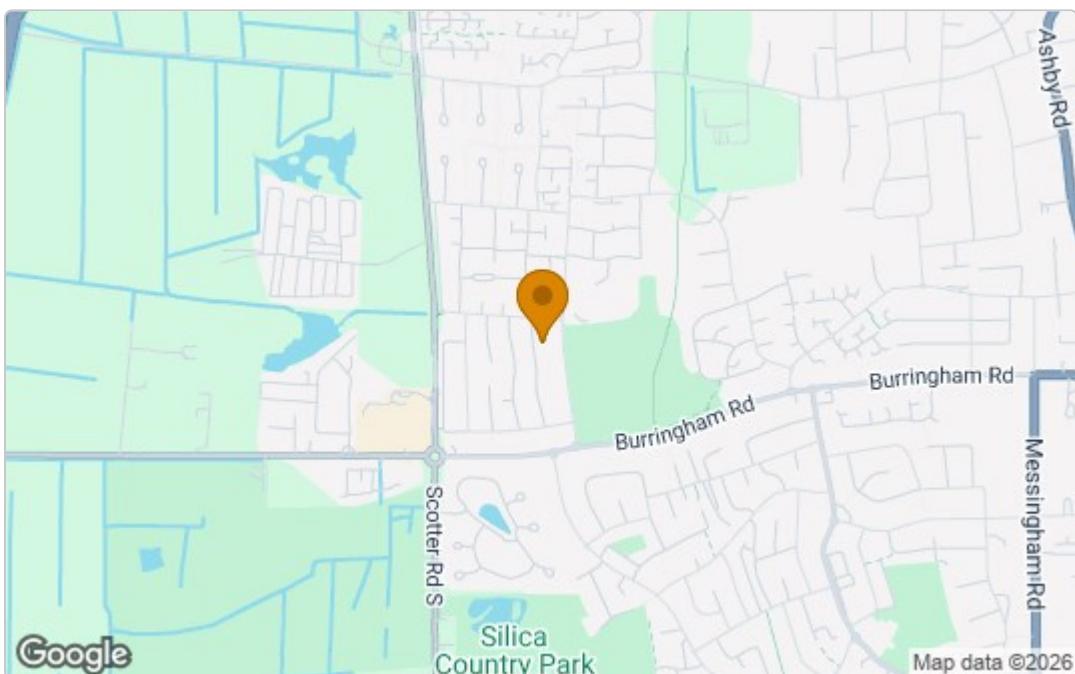
Outside



# Floor Plan



## 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		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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