



9 Harrow Gardens, Scunthorpe, DN17 2PD

£155,000

A two bedroom semi detached bungalow in the sought after area of Bottesford, with no onward chain.

The property comprises of a good size kitchen, lounge, two double bedrooms and a modern shower room. To the rear is a private low maintenance garden and the property also benefits from having a garage.

Sit amongst other bungalows on a quiet road this one would make an ideal retirement home in our opinion. For any more information or to book a viewing please get in touch.

Entrance hall



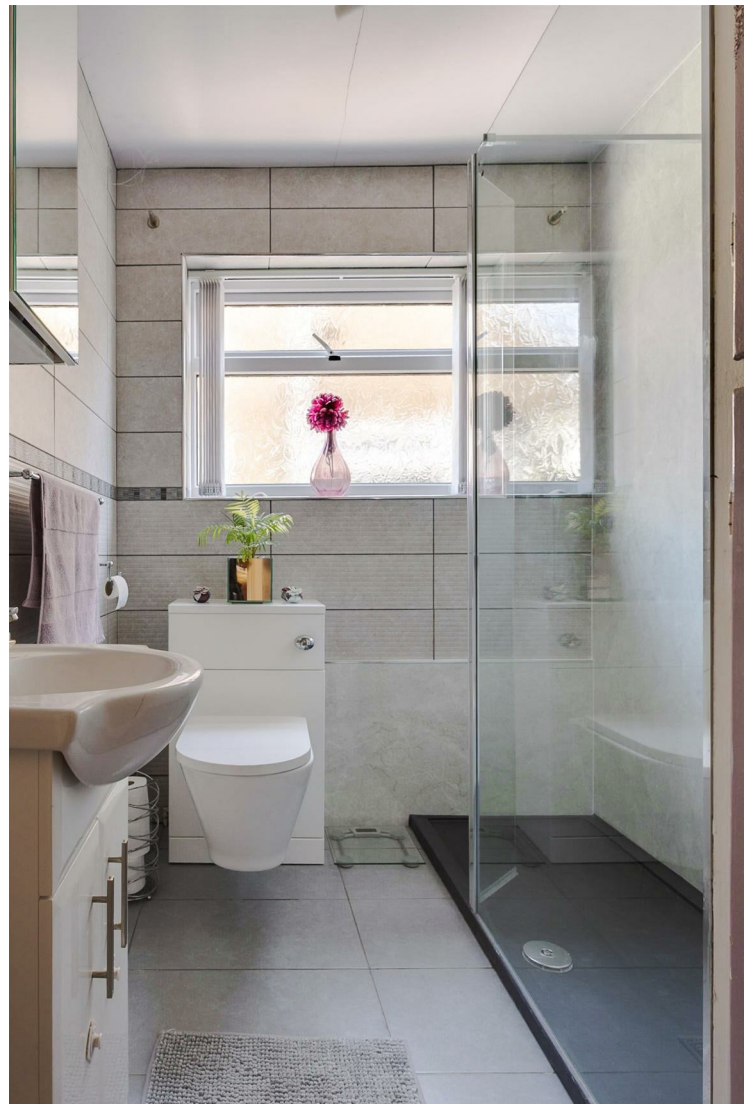
Bedroom two 10'4" x 8'11" (3.16 x 2.73)



Lounge 14'0" x 10'9" (4.28 x 3.29)



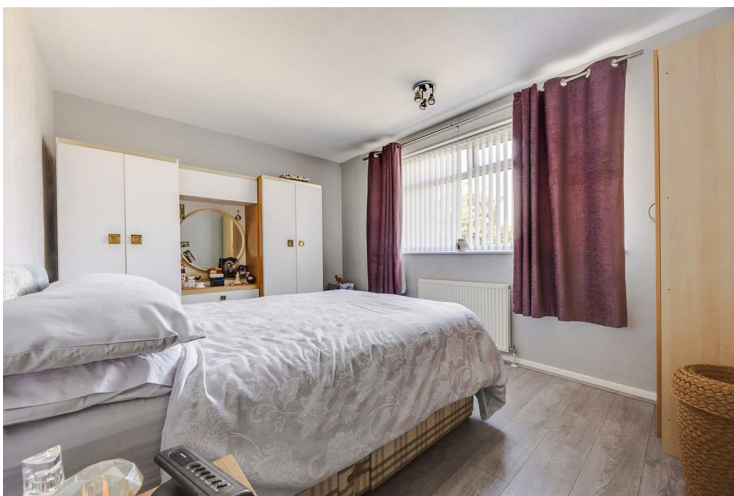
Shower room



Kitchen 11'7" x 9'10" (3.55 x 3.02)



Bedroom one 13'11" x 9'10" (4.25 x 3.02)



Garage 16'0" x 7'9" (4.90 x 2.37)

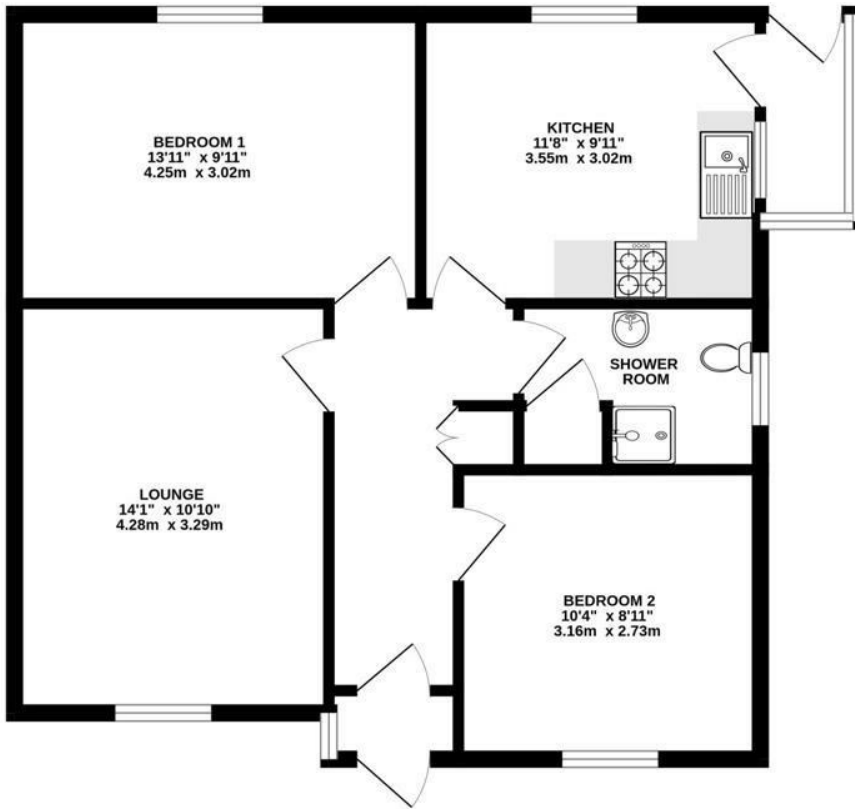


Outside

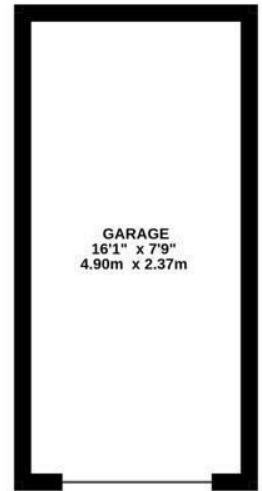


Floor Plan

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



GARAGE
125 sq.ft. (11.6 sq.m.) approx.



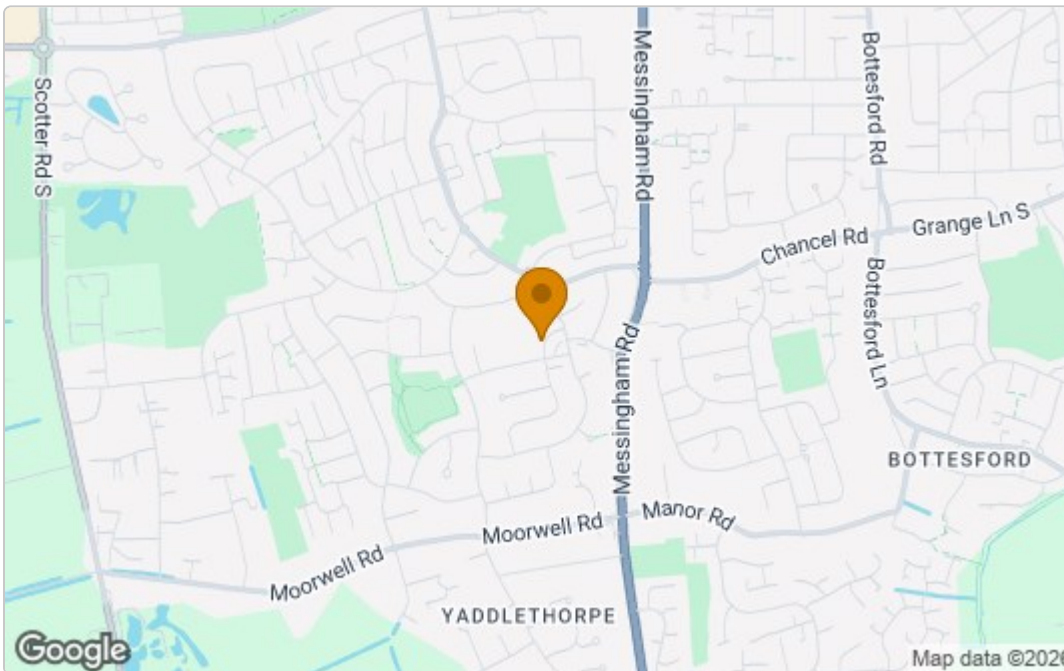
TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

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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Energy Efficiency Graph

Area Map



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		
EU Directive 2002/91/EC		79
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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