



## 4 Parkhill Rise, Scunthorpe, DN15 9UE

£189,950

A great three bed semi detached home positioned on a cul de sac in the popular Winterton area, close to local amenities and ideal for first time buyers.

Downstairs the property has an open plan lounge diner which leads onto the conservatory and a good size kitchen. Upstairs the property has two double bedrooms, a well proportioned single bedroom and a modern shower room. To the rear is a private garden with a patio area, garage and a workshop, there is also off road parking for a couple of cars to the front of the property.

The property also benefits from having no onward chain. Please get in touch to book a viewing or for more information!

Entrance hall

Kitchen 14'0" x 7'10" (4.27 x 2.41)



Lounge 13'1" x 12'5" (4.01 x 3.81 )



Dining room 10'9" x 10'0" (3.30 x 3.06)

Conservatory 11'0" x 10'5" (3.37 x 3.20)



Landing

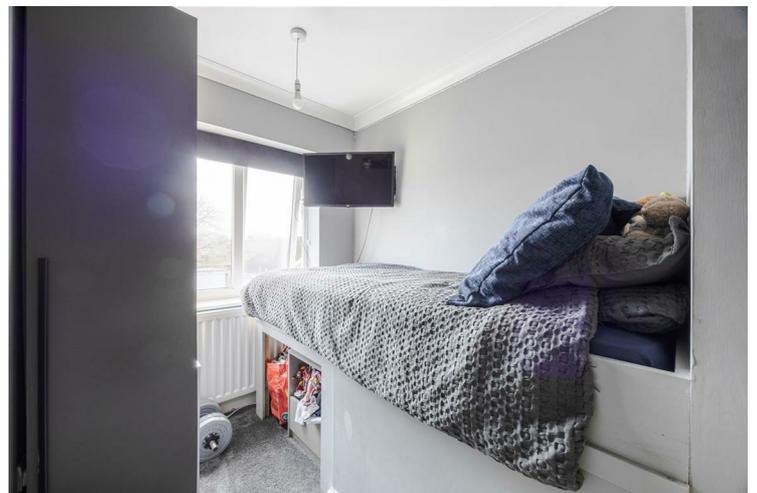
Bedroom one 13'1" x 11'8" (4.01 x 3.58)



Bedroom two 10'9" x 10'0" (3.30 x 3.06)



Bedroom three 8'7" x 6'2" (2.62 x 1.88)



Family bathroom

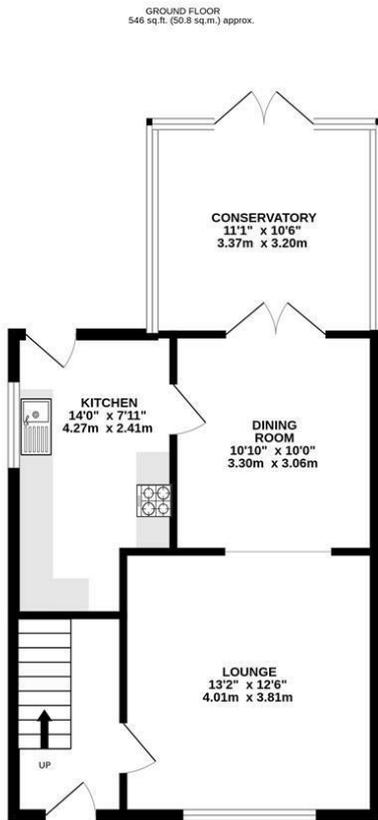


Garage

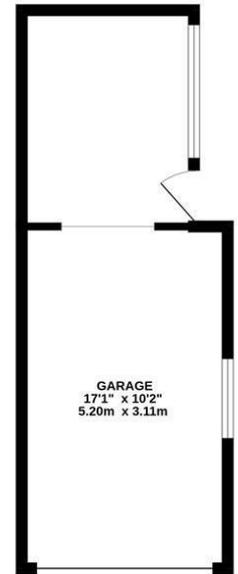
Outside



# Floor Plan



OUTBUILDING  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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