



12 Ferriby Road, Scunthorpe, DN17 2EQ

£180,000

An incredible value extended three bed semi detached home in Scunthorpe. Immaculately presented throughout by the currents owners with a full width extension to the rear creating an amazing open plan kitchen diner, perfect for entertaining.

The ground floor also benefits from a separate utility room, two additional reception rooms, one of which is currently being used as a bedroom. To the first floor there are two double bedrooms, a great size third bedroom and a modern family bathroom.

Outside there is a detached garage to the rear with a lawned garden and off road parking for a couple of cars to the front of the property.

This one is ready to move straight into and offers a flexible living space, for any more info or to book a viewing please get in touch.

Entrance hall

Sitting room 11'9" x 10'7" (3.60 x 3.25)



Utility room 6'6" x 6'6" (2.00 x 1.99)



First floor landing

Lounge 10'7" x 6'7" (3.25 x 2.02)



Kitchen diner 21'7" x 16'10" (6.59 x 5.15)



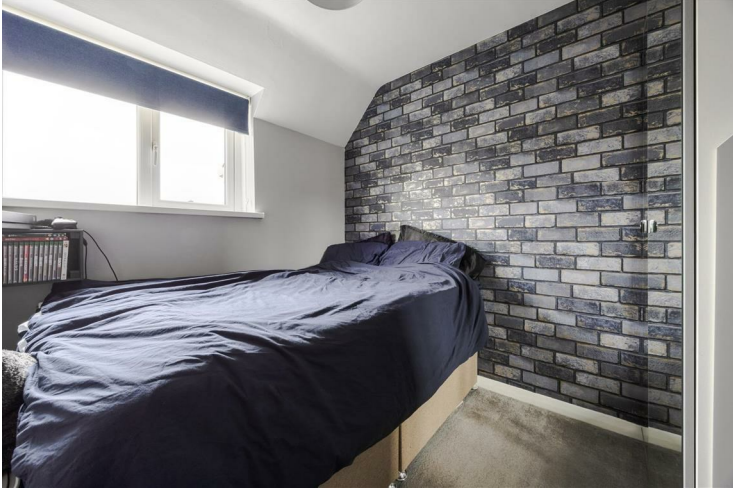
Study 10'3" x 8'5" (3.13 x 2.57)



Bedroom one 13'3" x 8'4" (4.06 x 2.56)



Bedroom two 11'3" x 10'7" (3.44 x 3.25)



Bedroom three 8'9" x 7'3" (2.67 x 2.23)



Family bathroom 8'2" x 5'4" (2.50 x 1.63)

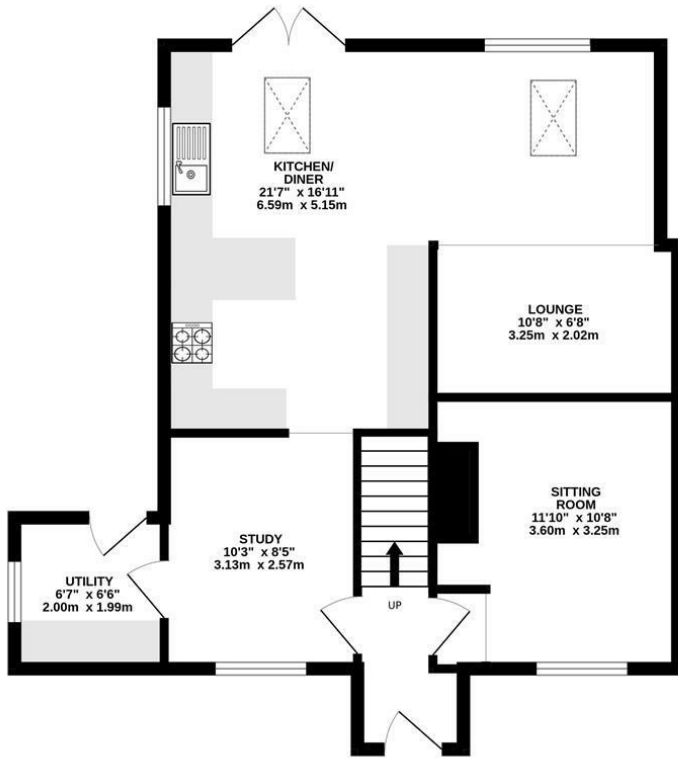


Outside

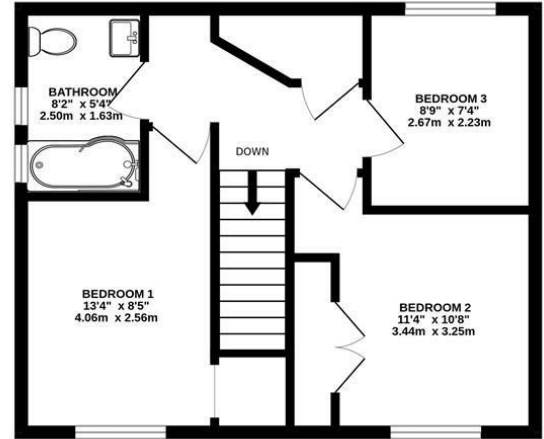


Floor Plan

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

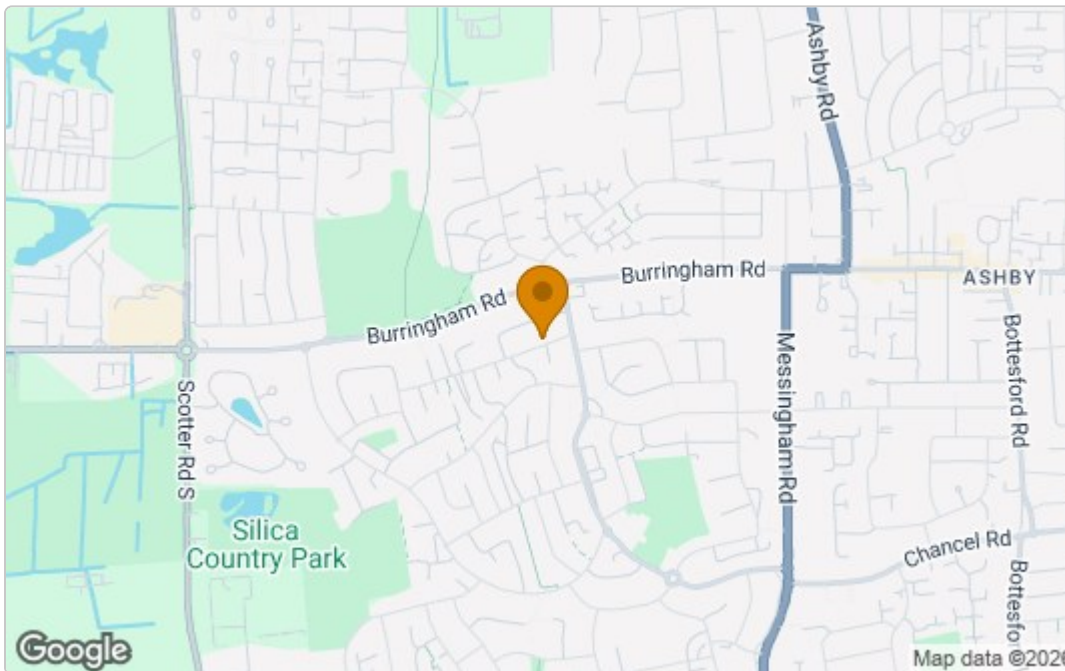


TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
EU Directive 2002/91/EC		
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		

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