CADE

*Estate Agency*









## 13 Priory Road, Scunthorpe, DN17 1HY

£199,950

Renovated and extended, this three bed semi is a great first time buy ready to move straight into! With a great downstairs living space perfect for family life and no onward chain, it's one not to be missed.

Downstairs there's an entrance hall, an open plan kitchen diner, utility room & downstairs w.c. and a separate lounge while upstairs are three bedrooms and a modern family bathroom.

Outside you've got off road parking to the front, a detached brick built garage and a well landscaped rear garden. Modern throughout and available now, get in touch to book your viewing!

Entrance hall



Lounge 11'11" x 11'5" (3.64 x 3.48)



Dining area 12'5" x 11'6" (3.80 x 3.52)





Kitchen 17'2" x 16'8" (5.25 x 5.09)





Utility room 6'6" x 4'11" (2.00 x 1.50)



Downstairs W.C.

First floor landing

Bedroom one 12'5" x 11'5" (3.80 x 3.48)



Bedroom two 11'11" x 11'5" (3.64 x 3.48)



## Bedroom three 8'9" x 7'6" (2.67 x 2.30)



## Bathroom 7'6" x 6'7" (2.29 x 2.03)



## Garage 18'11" x 9'3" (5.77 x 2.84)

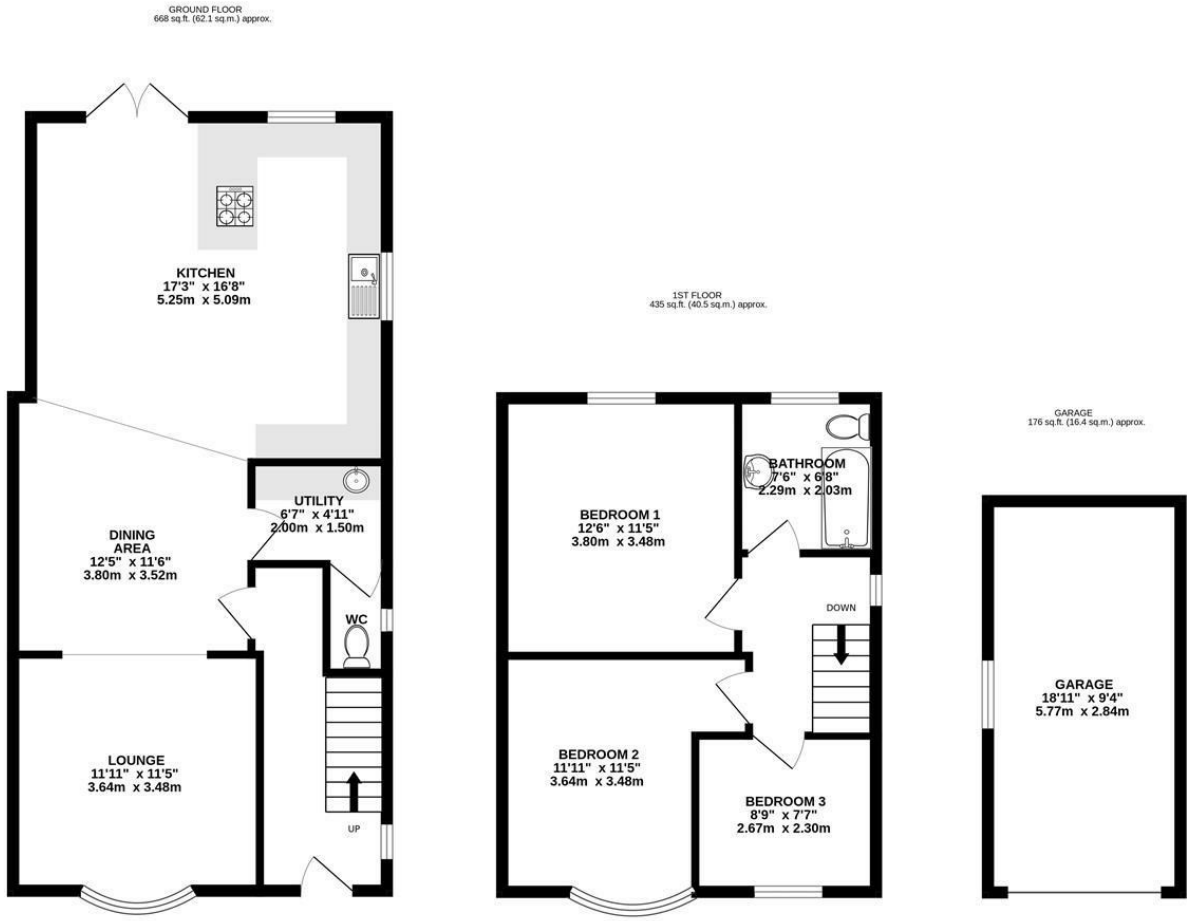
## Outside







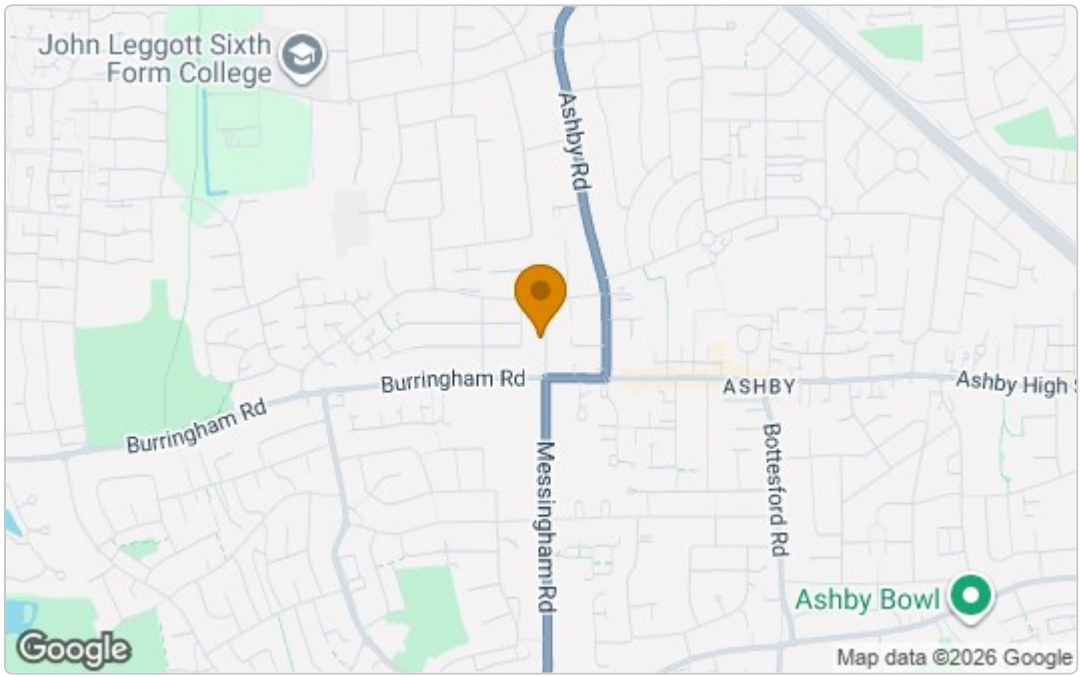
# Floor Plan



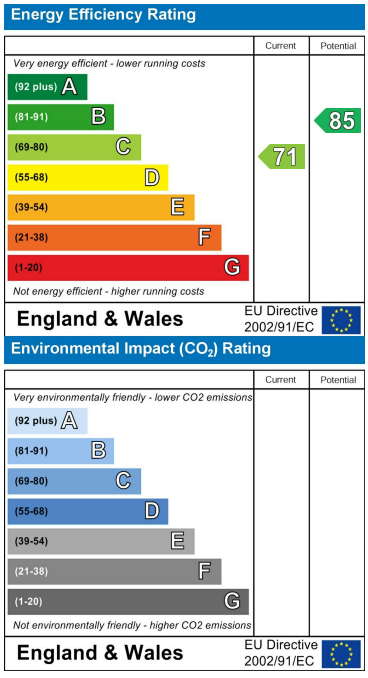

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

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.
Made with Metropix ©2026

## Area Map




## Energy Efficiency Graph




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.

Cade Estate Agency Ltd Company No. 11153015

**52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA**

**T:** 01724 372 011 **E:** info@cade.co.uk **W:** cade.co.uk