



106A Doncaster Road, Scunthorpe, DN15 7DJ

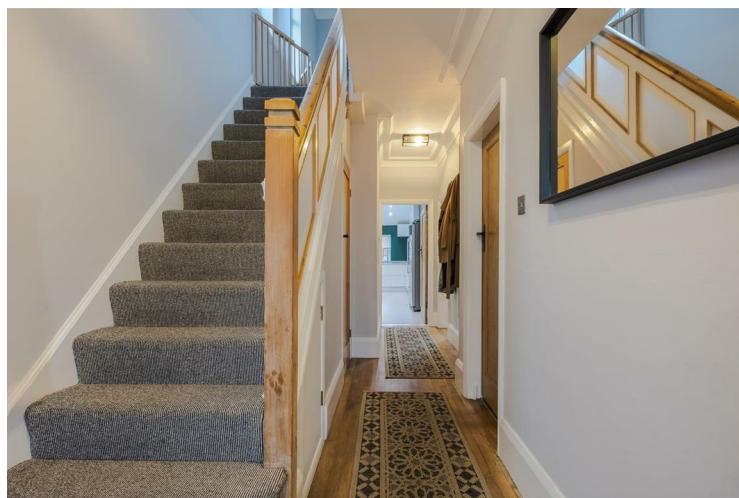
£199,950

Traditional three bed semi detached house that has been overhauled by the current owners over the last few years and is ready to move straight into. In a great location within good school and college catchments and close to Scunthorpe General Hospital this property is a great first time buy or family home.

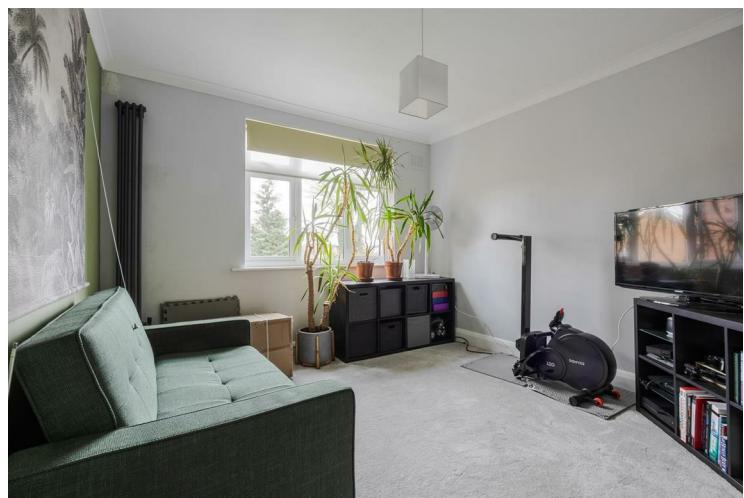
To the ground floor you have an entrance hall, W.C, two great size reception rooms and a modern kitchen. To the first floor there are three bedrooms and a modern family bathroom. Outside there is a good size rear garden mainly laid with turf and off road parking to the front for a couple of vehicles.

Available for viewings now please call the office to book your appointment!

Entrance



Bedroom two 13'2" x 11'3" (4.02 x 3.43)



Lounge 14'9" x 11'11" (4.52 x 3.64)



Bedroom three 13'7" x 8'4" (4.15 x 2.55)



Kitchen 20'0" x 8'4" (6.10 x 2.55)



Bathroom 8'3" x 6'11" (2.52 x 2.11)



Dining room 14'5" x 11'3" (4.41 x 3.43)



Outside



Utility room

Downstairs W.C.

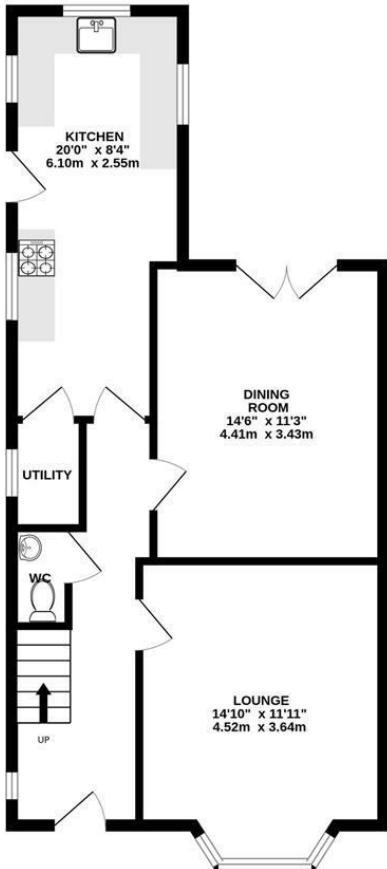
Landing

Bedroom one 16'0" x 11'3" (4.90 x 3.43)



Floor Plan

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

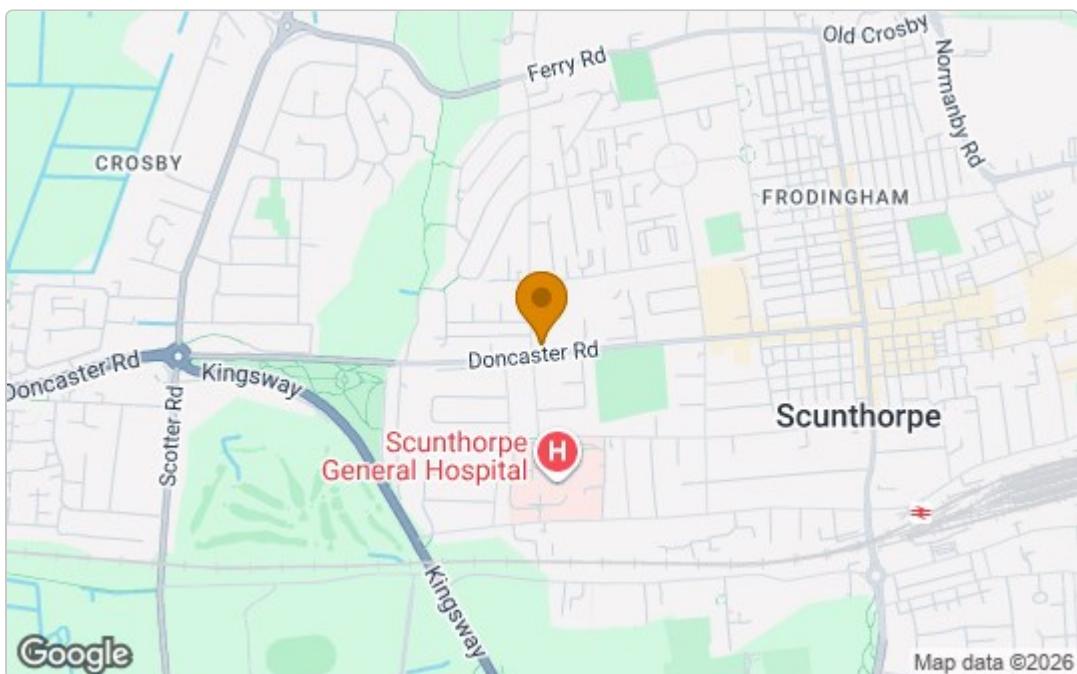


1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans, measurements of doors, windows, and 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 operation 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		80
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		54
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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