



34 Shakespeare Avenue, Scunthorpe, DN17 1SA

£175,000

Fantastic value three bed detached family home in Scunthorpe that is full of potential with great room sizes throughout and has the benefit of no chain.

To the ground floor you have a porch, W.C, kitchen with separate utility, reception area that has the stairs to the first floor, spacious lounge with a sun room off with access on to the garden. To the first floor you have three bedrooms, two of which are good size doubles with storage and a well proportioned single bedroom and a shower room.

Outside there is a wrap around garden with turf and patio areas, garage and off road parking. Available to view now please call the office to book your appointment!

Porch

Reception 14'7" x 9'10" (4.45 x 3.01)



Bedroom one 12'7" x 9'6" (3.85 x 2.90)



Bedroom two 11'4" x 9'11" (3.46 x 3.04)



Lounge 14'7" x 13'1" (4.45 x 3.99)



Bedroom three 8'9" x 6'7" (2.67 x 2.02)



Sun room 10'5" x 9'1" (3.20 x 2.78)



Shower room 12'11" x 9'11" (3.95 x 3.04)



Kitchen 14'7" x 9'8" (4.45 x 2.97)



Outside



Utility room 5'10" x 5'9" (1.79 x 1.77)

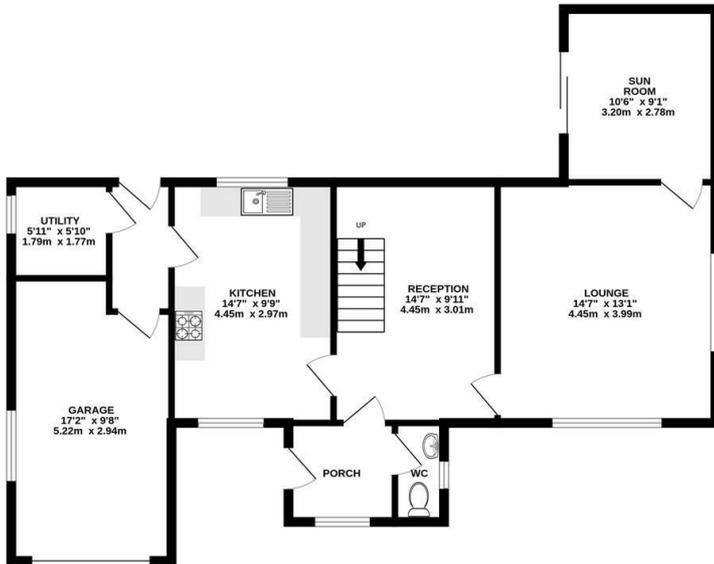
Downstairs W.C.

Garage 17'1" x 9'7" (5.22 x 2.94)

Landing

# Floor Plan

GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

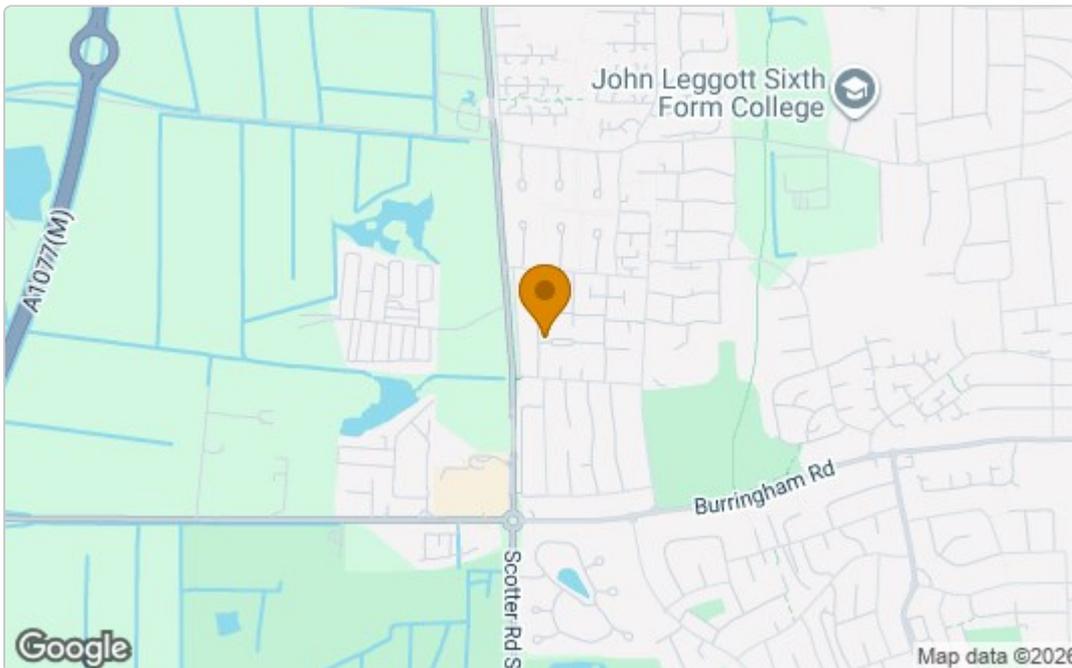


TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

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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