



31 Birch Drive, Scunthorpe, DN16 3GU

£160,000

A three bed semi detached townhouse in the popular Timberlands area that has great room sizes throughout making a perfect first time buy or family home and with the benefit of no onward chain!

To the ground floor you have an entrance hall, W.C and a kitchen diner to the back of the property with access on to the rear garden. There is also access to the integral garage that could be easily converted to create an extra reception room if required. To the first floor there is a lounge, double bedroom and a family bathroom. The second floor has a well proportioned single bedroom and the master bedroom with en suite. There is also a landing area that would make a great home office.

Outside there is a low maintenance rear garden and off road parking to the front for a couple of cars with access to the integral garage. Available to view now please call the office to book your appointment.

Entrance



Bedroom two 12'8" x 8'9" (3.88 x 2.68)



Kitchen diner 16'1" x 11'11" (4.91 x 3.65)

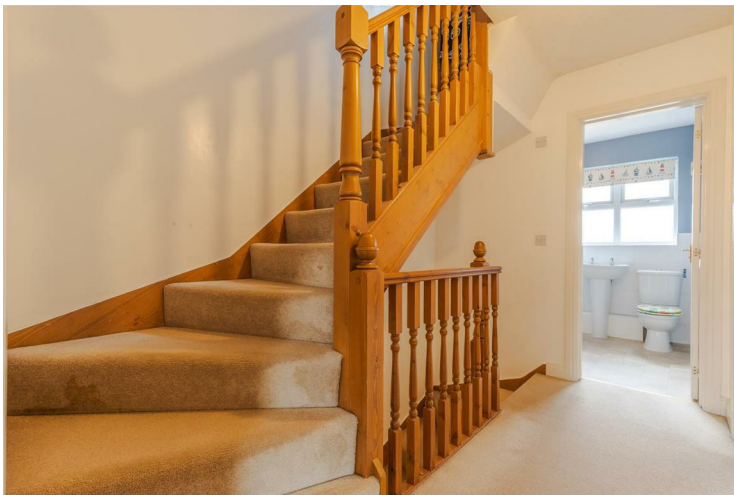


Bathroom 7'3" x 6'0" (2.23 x 1.84)



W.C.

First floor landing



Second floor landing

Bedroom one 12'1" x 12'0" (3.70 x 3.68)



Lounge 16'1" x 13'0" (4.91 x 3.98)



En suite



Bedroom three 9'1" x 8'9" (2.78 x 2.68)



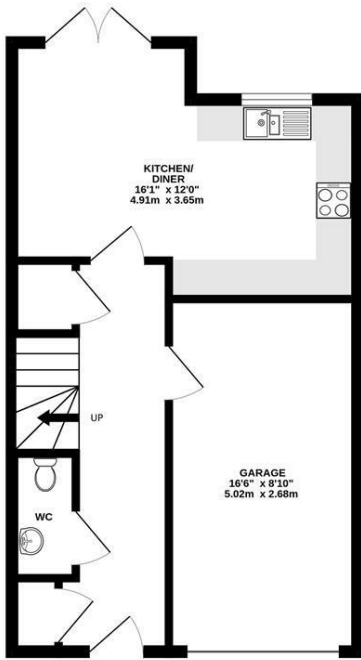
Outside



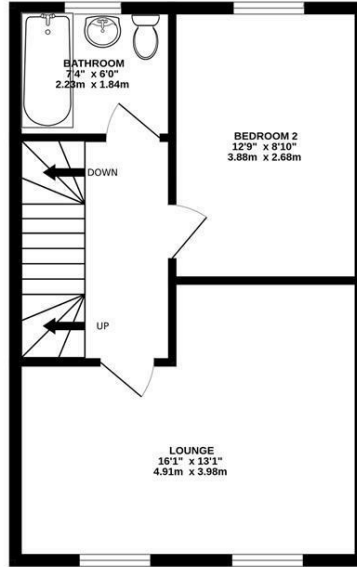
Garage 16'5" x 8'9" (5.02 x 2.68)

Floor Plan

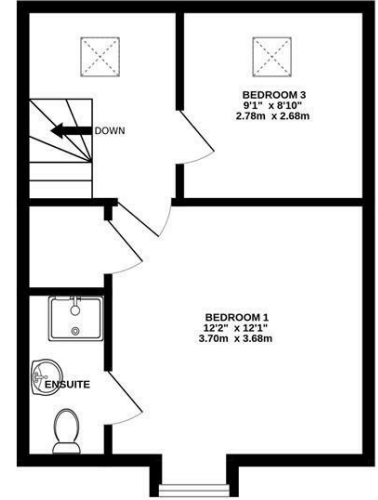
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

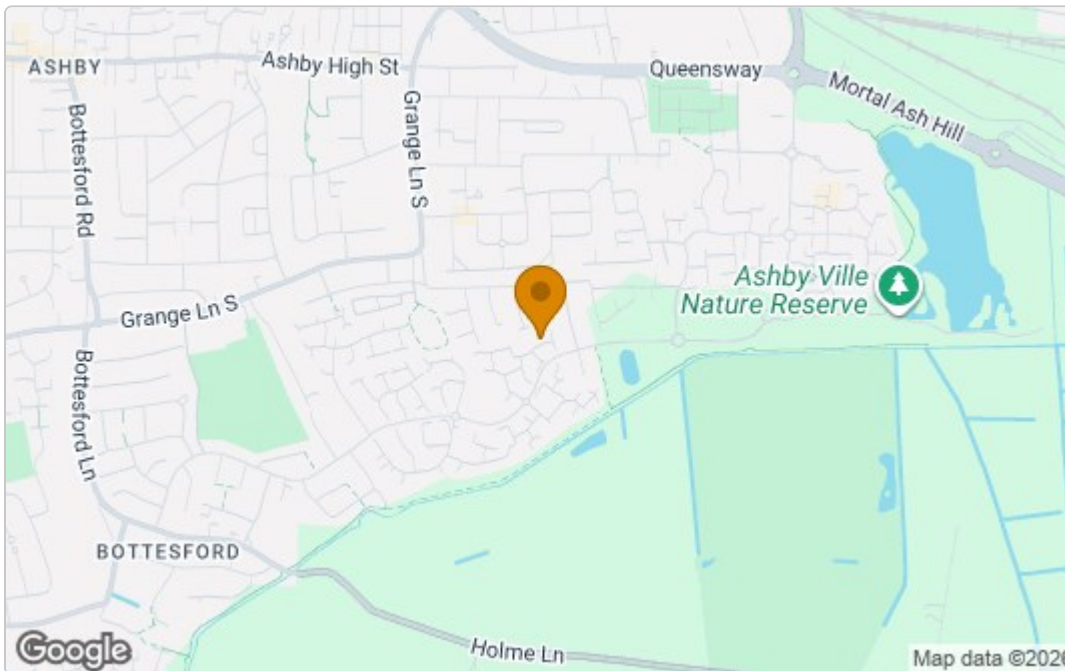


TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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.
Made with Metropix ©2026



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	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

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.

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