



9 Harrow Gardens, Scunthorpe, DN17 2PD

£149,500

A two bedroom semi detached bungalow in the sought after area of Bottesford, with no onward chain.

The property comprises of a good size kitchen, lounge, two double bedrooms and a modern shower room. To the rear is a private low maintenance garden and the property also benefits from having a garage.

Sit amongst other bungalows on a quiet road this one would make an ideal retirement home in our opinion. For any more information or to book a viewing please get in touch.

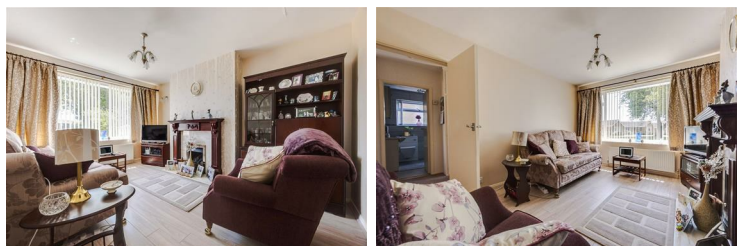
Entrance hall



Bedroom two 10'4" x 8'11" (3.16 x 2.73)



Lounge 14'0" x 10'9" (4.28 x 3.29)



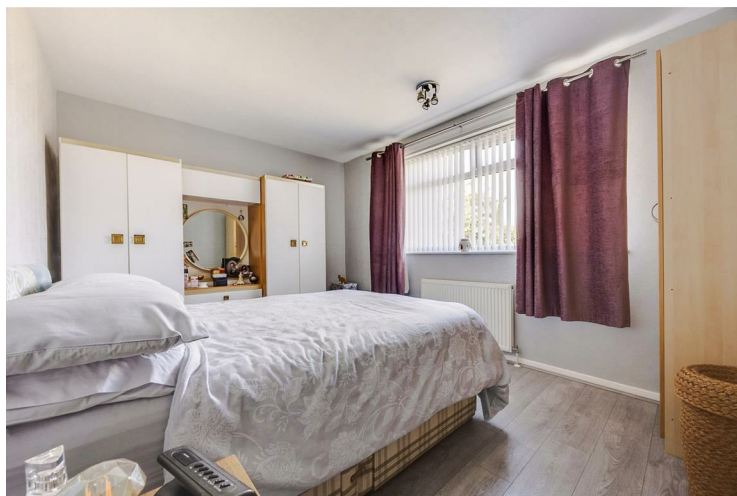
Shower room



Kitchen 11'7" x 9'10" (3.55 x 3.02)



Bedroom one 13'11" x 9'10" (4.25 x 3.02)



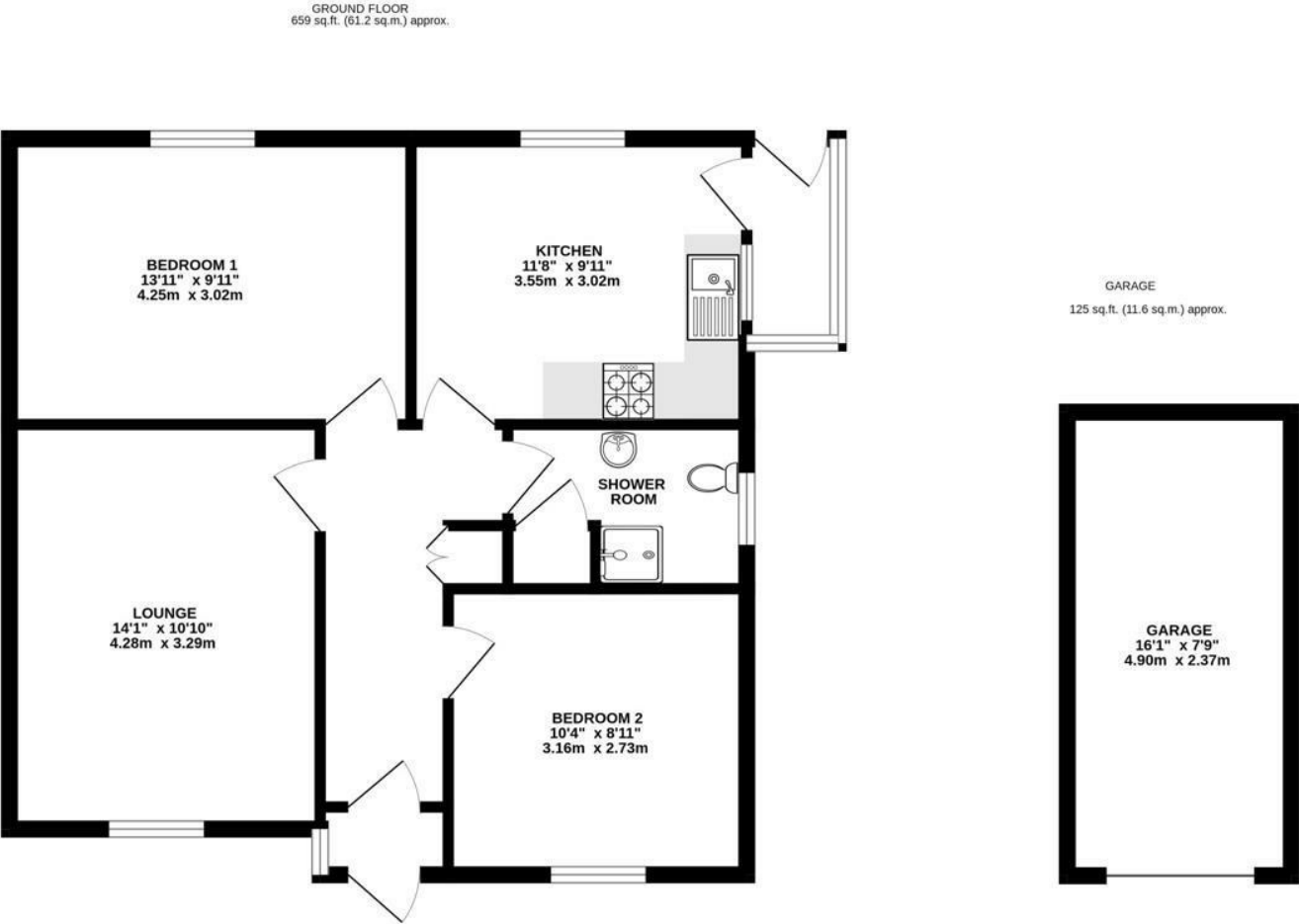
Garage 16'0" x 7'9" (4.90 x 2.37)



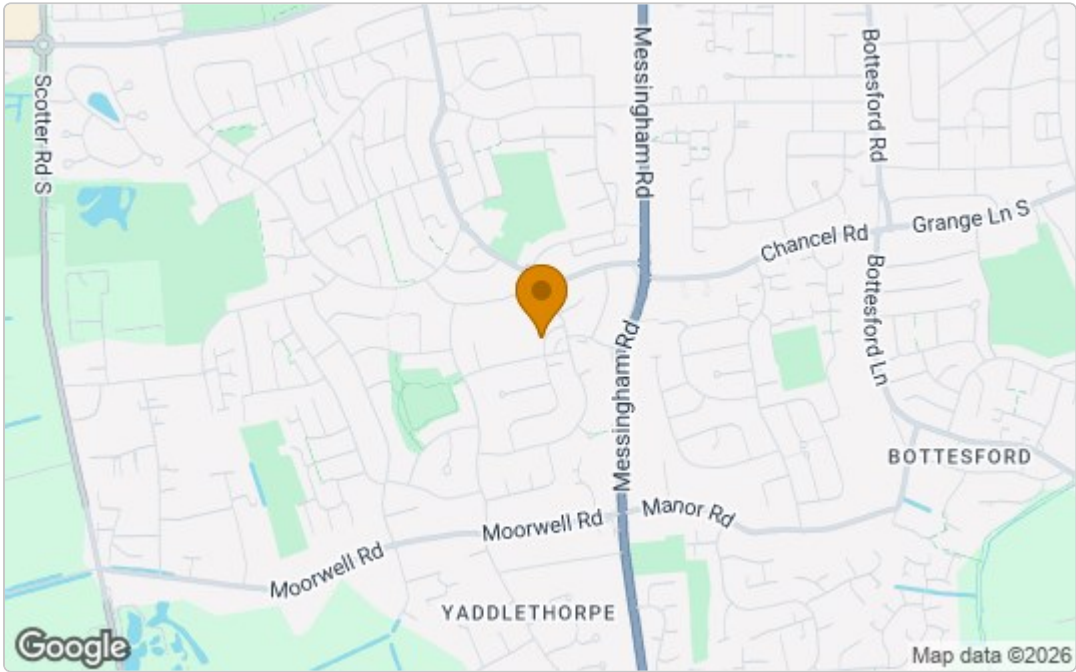
Outside



Floor Plan



Area Map



| 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                     |         |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.