



54 Sherburn Crescent, Scunthorpe, DN15 8BX

£149,950

Three bed semi detached house in the Berkeley area of Scunthorpe that has no chain and vacant possession. To the ground floor you have an entrance, great size lounge, kitchen and further reception room that is used as a dining room/sitting room and a family bathroom. To the first floor there are three good size bedrooms. Outside there is a garage and raised rear garden that is tiered and off road parking to the front. Available for viewings now please call the office to book your appointment.

Entrance hall

Lounge 15'10" x 12'10" (4.85 x 3.92)



Dining room 10'4" x 9'2" (3.16 x 2.81)



Kitchen 10'5" x 10'4" (3.18 x 3.16)



Conservatory 6'0" x 5'6" (1.85 x 1.69)



Bathroom 10'9" x 5'6" (3.30 x 1.69)



Landing

Bedroom one 12'10" x 9'3" (3.92 x 2.83)



Bedroom two 15'8" x 8'0" (4.78 x 2.46)



Bedroom three 9'2" x 7'10" (2.81 x 2.39)

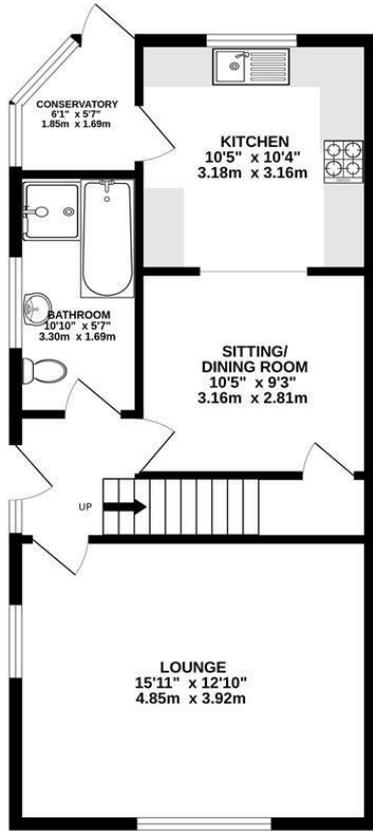


Outside

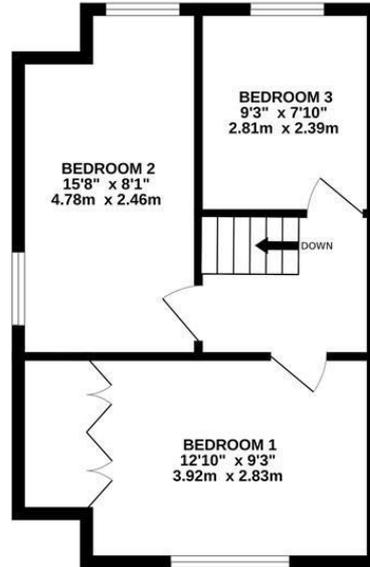


# Floor Plan

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

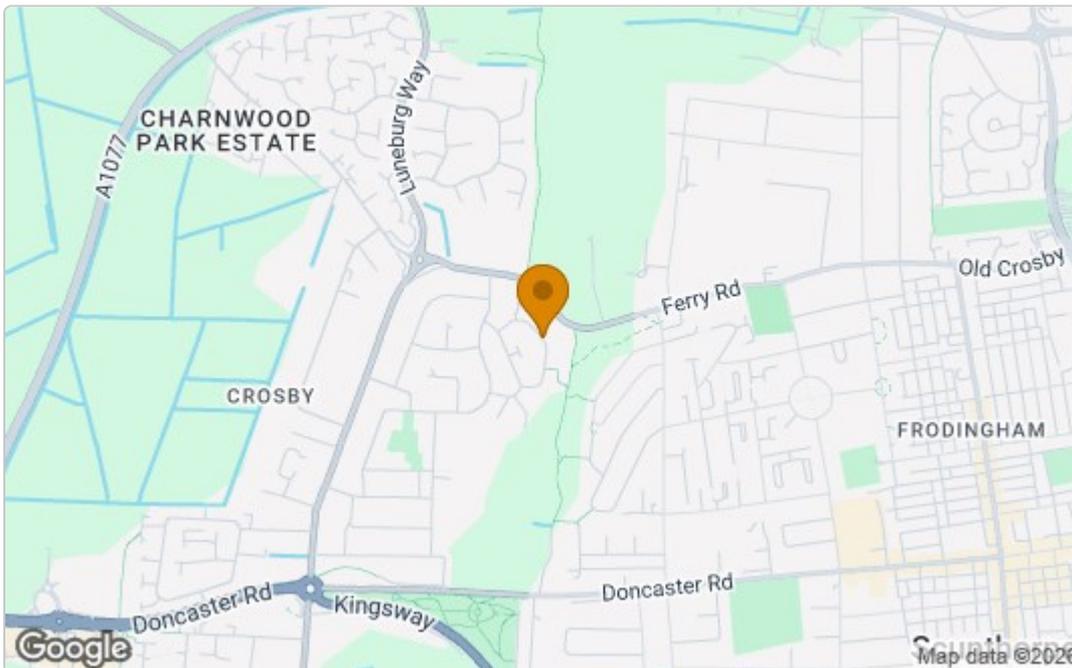


TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metroplan ©2025



## 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		
	70	75
EU Directive 2002/91/EC		
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		

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