



1 Collinson Avenue, Scunthorpe, DN15 8AA

£199,950

A lot of house on offer on this one! Extended three bed semi detached house with a loft room that is spread over three floors in the Berkeley area of Scunthorpe. Immaculately presented throughout and ready to move straight into!

On the ground floor there are two reception rooms, a kitchen to the rear with doors overlooking the rear garden and a separate utility room. To the first floor you have three bedrooms, the master being a fantastic size and a family bathroom. There is also a loft conversion that the sellers use as a further bedroom.

Outside there is a low maintenance rear garden with detached garage and off road parking to the front. A really great location this one with amenities and good school catchments close by. Available for viewings now please call the office to book your appointment.

Entrance hall

Lounge 14'7" x 13'3" (4.47 x 4.06)



Dining room 10'9" x 10'5" (3.29 x 3.18)



Kitchen 16'4" x 8'3" (4.99 x 2.52)

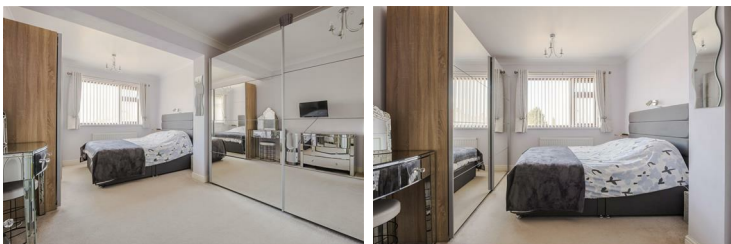


Utility room 14'10" x 5'6" (4.54 x 1.70)



Landing

Bedroom one 17'4" x 10'9" (5.30 x 3.29)



Bedroom two 11'2" x 9'11" (3.42 x 3.04)



Bedroom three 8'0" x 7'11" (2.46 x 2.43)



Bathroom 14'9" x 5'6" (4.51 x 1.70)



Loft room 16'4" x 10'0" (4.99 x 3.05)

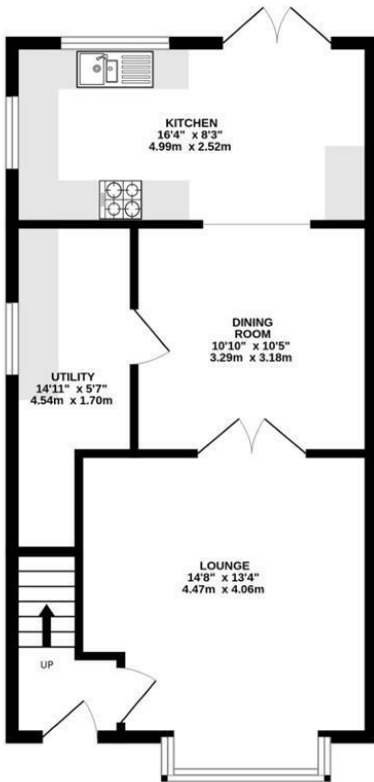


Outside

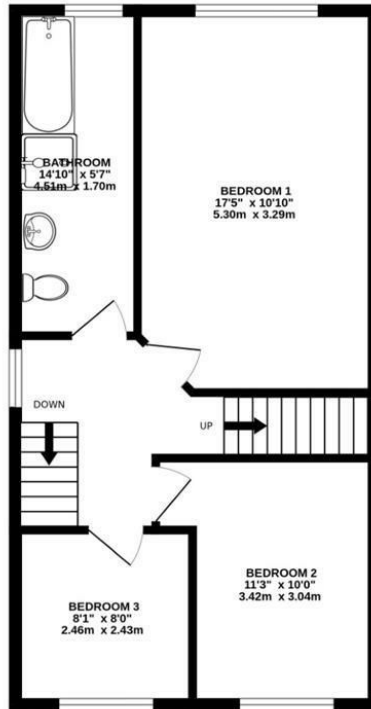


Floor Plan

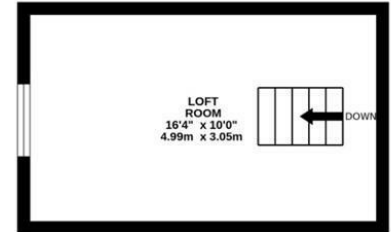
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR
164 sq.ft. (15.2 sq.m.) approx.

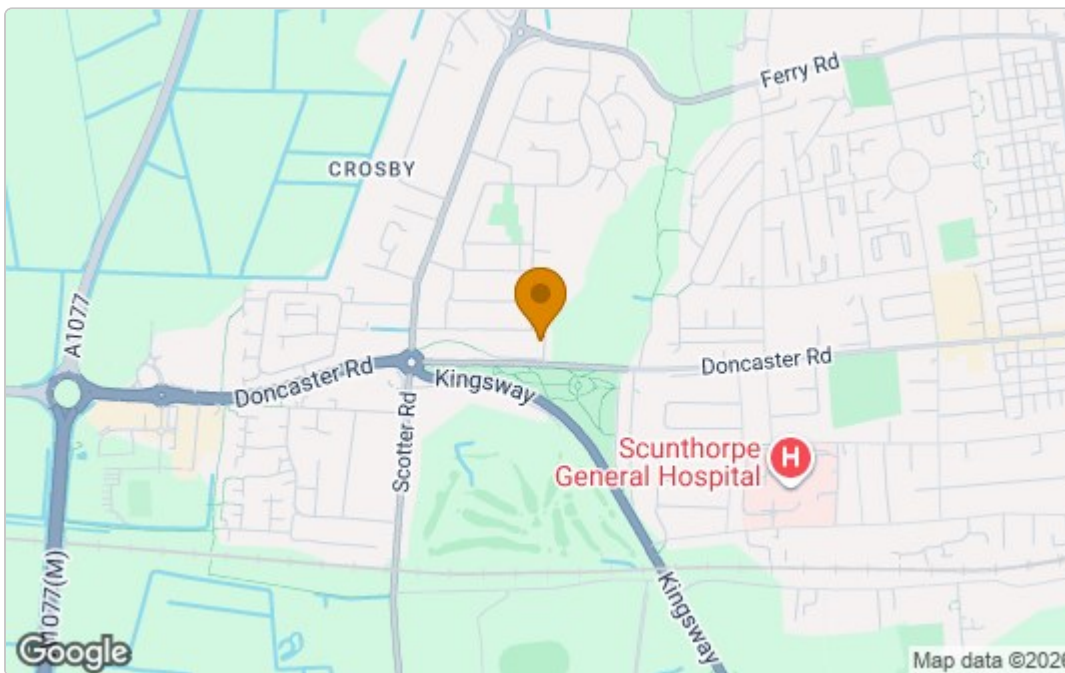


TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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) 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		
		76
	64	
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		
(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		

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