



**9 Haworth Close, Scunthorpe, DN15 8BS**

**£150,000**

Ideal first time buy or young family home, this semi detached house sits in a quiet cul de sac and is located within the popular Berkeley area of Scunthorpe. Offered with no chain and extended across the back, this house has great potential.

The property comprises of an entrance hall, good size lounge leading through to a separate dining room and then the L shaped kitchen. Upstairs there are two well proportioned double bedrooms and a third bedroom currently with fitted wardrobes used as a dressing room and a family bathroom. The property also benefits from a south west facing garden with lawn and patio area, a single garage and off road parking for a couple of cars. Close to local amenities and bus routes, this one is available for viewings now. To book one in, give us a call!

## Entrance hall



## Bedroom two 12'0" x 6'8" (3.66 x 2.04)



## Lounge 12'4" x 11'9" (3.76 x 3.60)



## Bedroom three 9'8" x 6'5" (2.97 x 1.98)



## Dining room 9'9" x 7'10" (2.99 x 2.39)



## Bathroom 6'8" x 6'6" (2.04 x 1.99)

## Garage 19'3" x 9'5" (5.88 x 2.88)

## Outside



## Kitchen 18'6" max x 17'1" max (5.64 max x 5.22 max)

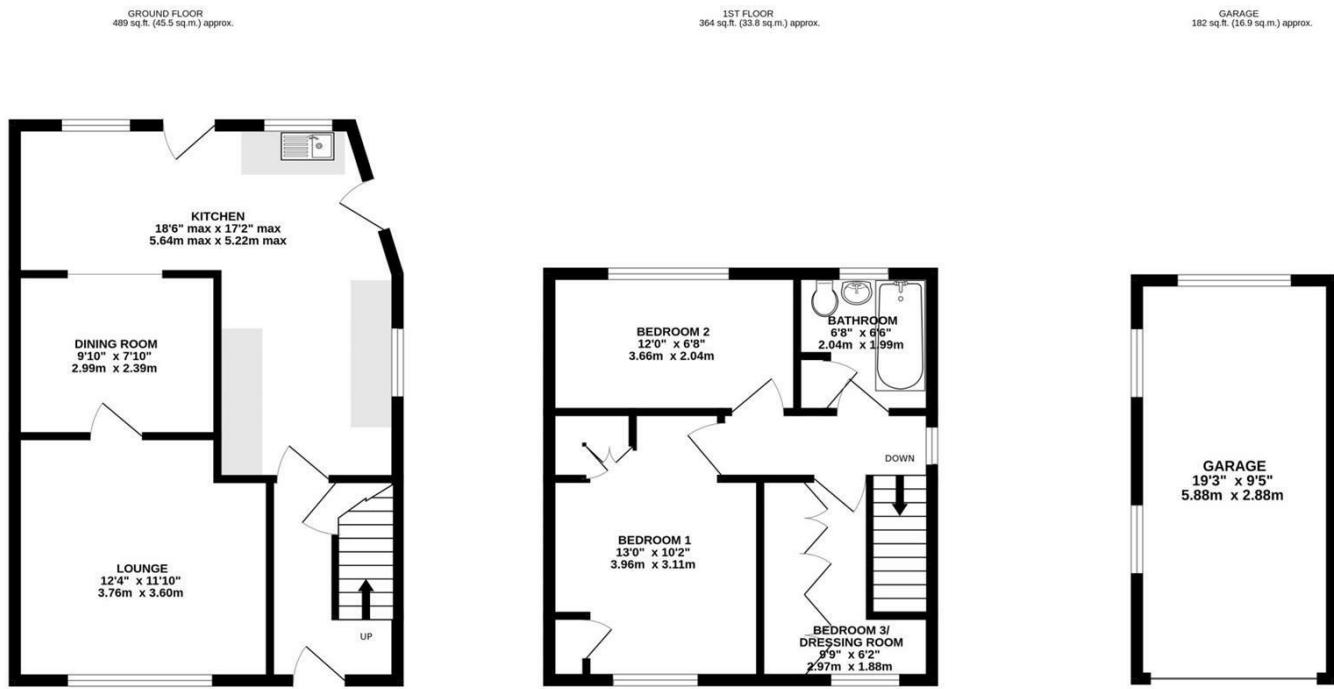


## Landing

## Bedroom one 12'11" x 10'2" (3.96 x 3.11)



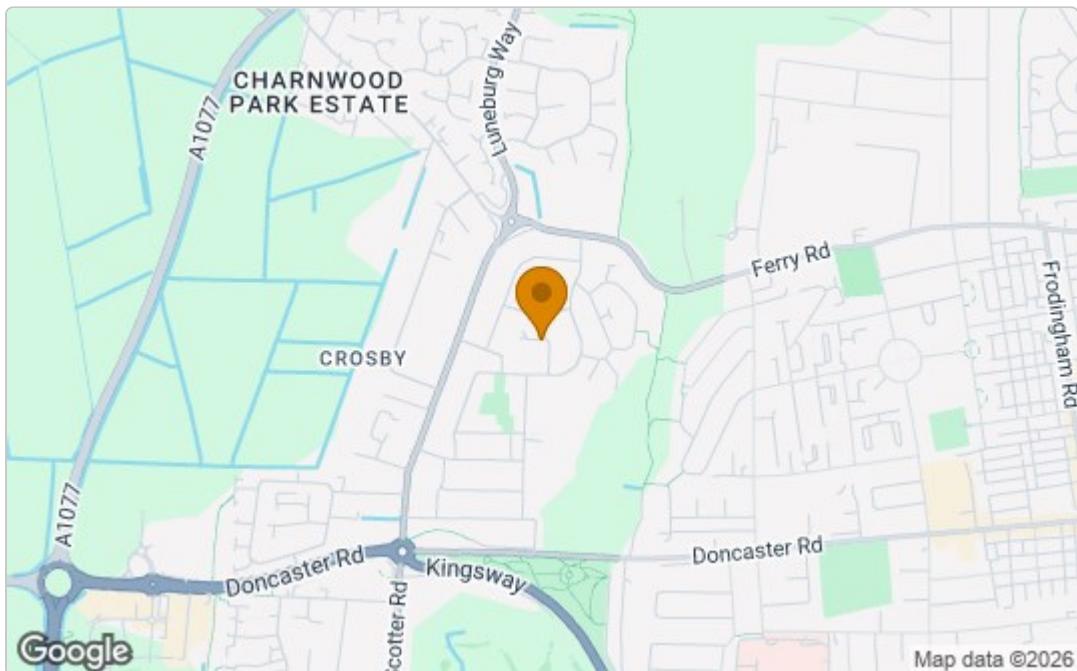
# Floor Plan



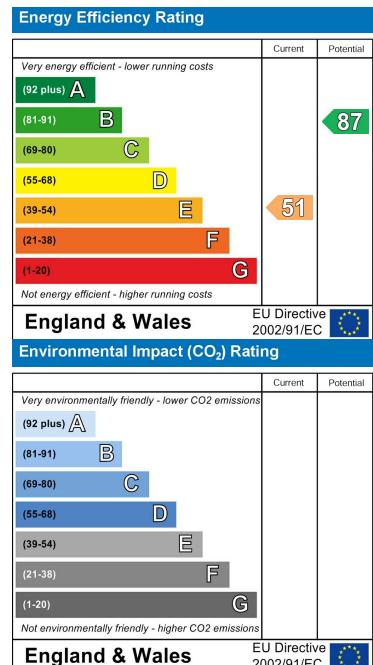
TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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