



71 Abbey Road, Scunthorpe, DN17 1JW

£125,000

An immaculate two bed semi detached house that would make a great first time buy or investment property that is neutrally decorated throughout and close to Ashby.

To the ground floor you have an entrance, cozy lounge, downstairs W.C. and a kitchen to the rear with access on to the rear garden. To the first floor you have two double bedrooms and a family bathroom.

Outside there is a rear garden mainly laid with turf and a separate seating area, off road parking for a couple of vehicles. Available for viewings now please call the office to book your appointment!

Entrance

Lounge 14'11" x 10'3" (4.57m x 3.13m)



Kitchen 10'3" x 9'1" (3.13m x 2.78m)



W.C.

Landing

Bedroom one 12'0" x 10'3" (3.68m x 3.13m)



Bedroom two 10'3" x 9'10" (3.13m x 3.02m)



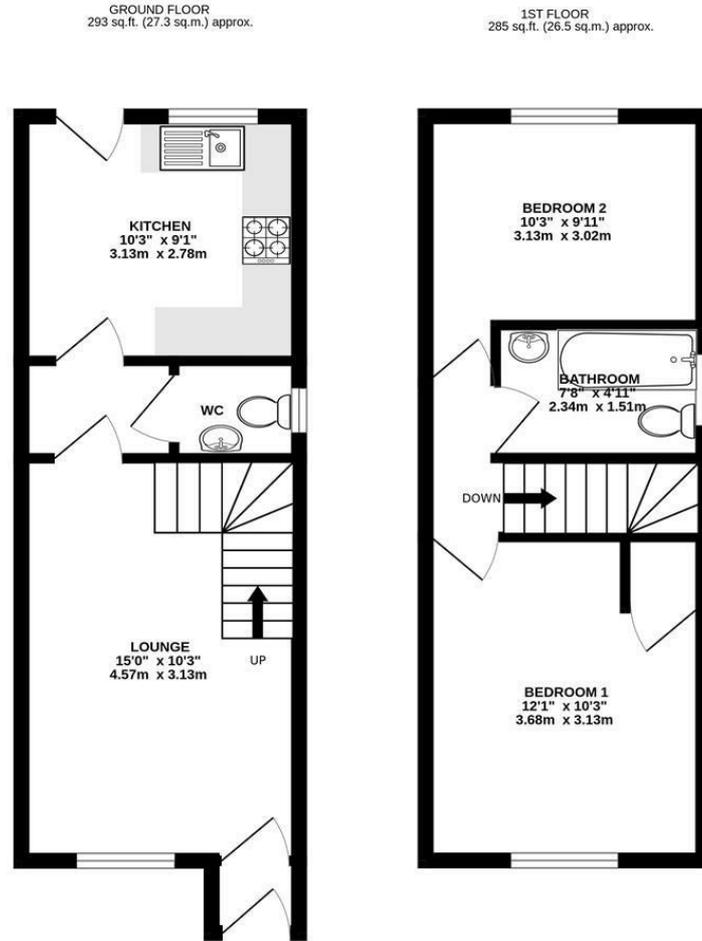
Bathroom 7'8" x 3'9" (2.34m x 1.15m)



Outside



Floor Plan



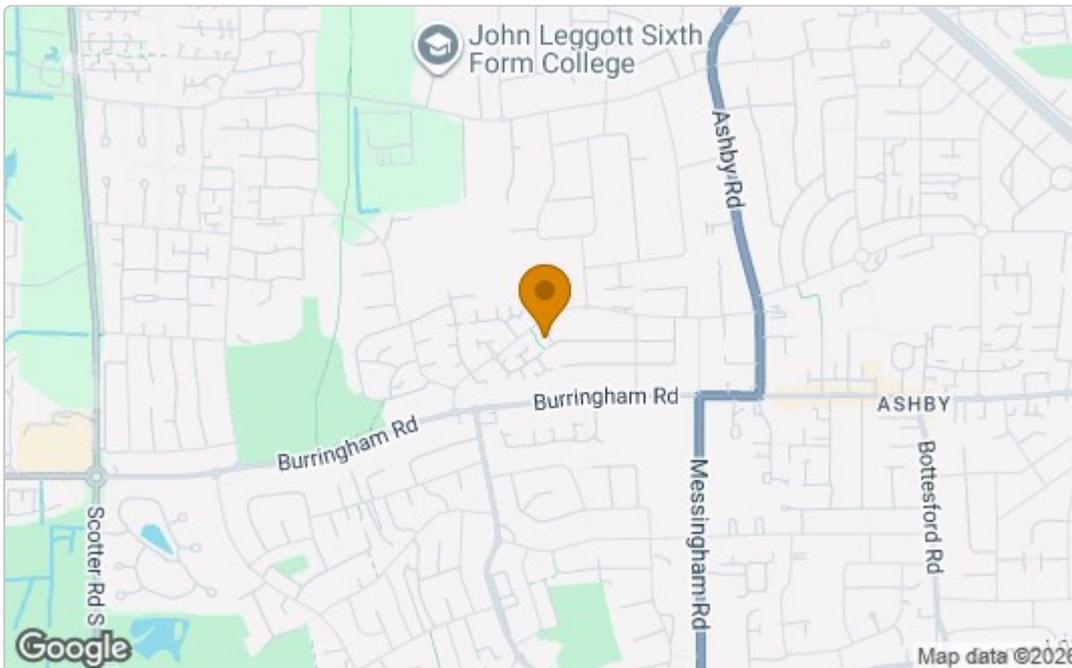
TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.

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		
England & Wales 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		
England & Wales 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.

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