



**120 Lloyds Avenue, Scunthorpe, DN17 1BA**  
**£175,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modernised semi detached house located in this popular area with access to transport and amenities.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen and bathroom. Items of note include walk in bay windows to bedroom 1 plus lounge dining room, wood burning stove and further electric fire to the lounge dining room plus French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room and kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property is located on a generous plot with parking for a number of cars plus garage. There are rear gardens with decking, lawns and beds plus a summer house/bar with power and light.

Tenure - Freehold  
Council Tax - band B

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With parquet flooring and access to 2 stores.

#### Lounge Dining Room 27'7"(max) x 11'10"(max) (8.43m(max) x 3.63m(max))

A light through room with walk in bay window to the front and French doors to the rear. Having a wood burning stove plus further electric fire, carpets and curtains.

#### Kitchen 17'10"(max) x 7'10"(max) (5.45m(max) x 2.40m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops, tiling and stainless steel splash back. With oven, 5 ring hob and hood plus vinyl flooring and blind.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'9"(max) x 11'10"(max) (4.50m(max) x 3.61m(max))

With walk in bay window, carpets and curtains.

#### Bedroom 2 12'3" x 11'5" (3.74m x 3.48m)

With carpets and curtains.

#### Bedroom 3 7'8"(max) x 6'4"(max) (2.35m(max) x 1.95m(max))

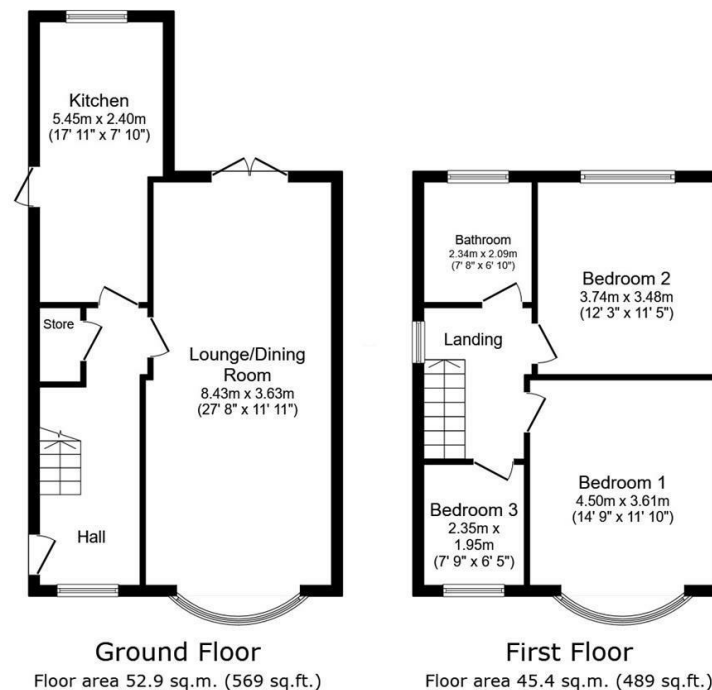
With carpets and blinds

#### Bathroom 7'8" x 6'10" (2.34m x 2.09m)

Having a modern white suite with shower and screen to bath, tiling, floor tiling, basin vanity, chrome ladder radiator and blind.

### EXTERNAL

The property is located on a generous plot with parking for a number of cars plus garage. There are rear gardens with decking, lawns and beds plus a summer house/bar with power and light.



Total floor area: 98.3 sq.m. (1,058 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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