



**31 Whimbrel Chase, Scunthorpe, DN16 3WJ**  
**£209,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern double fronted detached house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, media wall with remote controlled fire to lounge, internal oak doors plus wardrobes to 2 bedrooms. 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, breakfast kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from low maintenance gardens plus external tap. There is off road parking leading to a garage with roller door and personnel door.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring.

#### Lounge 15'6" x 11'11" (4.74m x 3.64m)

Having a media wall with remote controlled electric fire plus carpets and blinds. French doors leading to the rear garden.

#### Dining Room 13'10"(max) x 8'7"(max) (4.22m(max) x 2.62m(max))

Having a walk in bay window, vinyl flooring and blind.

#### Breakfast Kitchen 18'8"(max) x 9'9"(max) (5.70m(max) x 2.98m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, tiling and breakfast bar. With oven, microwave, induction hob, hood, dishwasher and fridge freezer. Floor tiling.

#### WC 6'2" x 2'10" (1.90m x 0.88m)

Having contemporary white sanitary ware with tiling, floor tiling and blind.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 11'10"(max) x 11'0"(max) (3.61m(max) x 3.37m(max))

With wardrobes, carpets and curtains.

#### En Suite 8'9"(max) x 4'3"(max) (2.68m(max) x 1.31m(max))

Having contemporary white sanitary ware with tiling, floor tiling and vanity.

#### Bedroom 2 14'5"(max) x 9'10"(max) (4.40m(max) x 3.02m(max))

With fitted wardrobes, carpets and curtains.

#### Bedroom 3 9'2" x 8'7" (2.80m x 2.62m)

With vinyl flooring and curtains.

#### Bedroom 4 8'5" x 7'6" (2.58m x 2.29m)

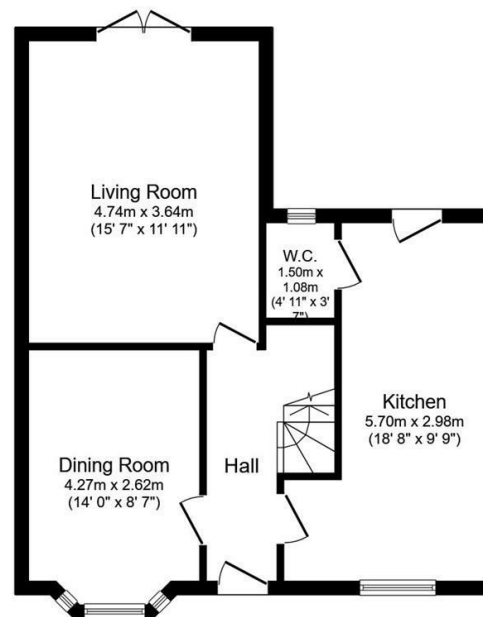
With fitted units and vinyl flooring.

#### Bathroom 8'9" x 4'6" (2.67m x 1.38m)

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling and ladder radiator.

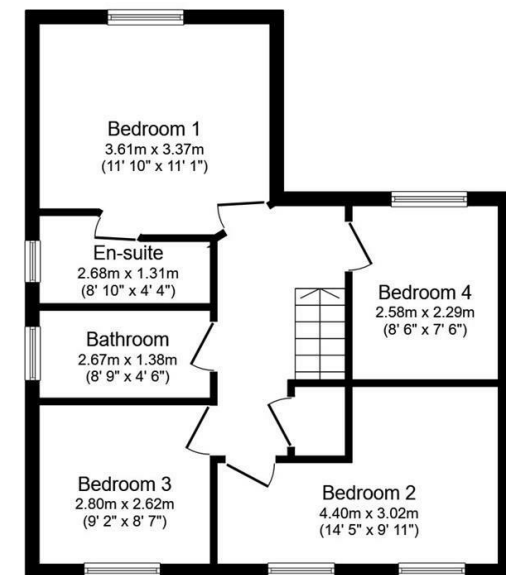
### EXTERNAL

The property benefits from low maintenance gardens plus external tap. There is off road parking leading to a garage with roller door and personnel door.



Ground Floor

Floor area 51.2 sq.m. (551 sq.ft.)



First Floor

Floor area 50.6 sq.m. (545 sq.ft.)

Total floor area: 101.8 sq.m. (1,095 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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