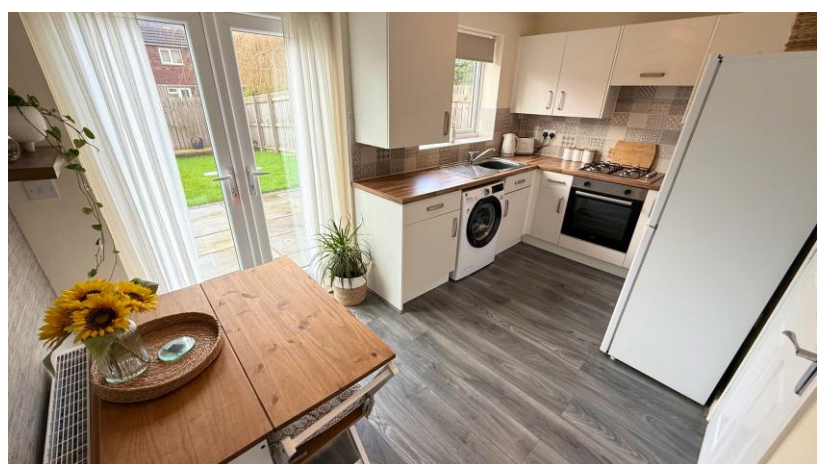




- Modern Semi Detached House
- 3 Bedrooms
- Kitchen/Diner overlooking Garden
- Downstairs WC

- Enclosed Rear Garden
- Off Street Parking
- Garage
- Must View!

Minerva Close, DN17 2FG,
£170,000





Starkey&Brown are delighted to offer for sale this modern semi detached house on Minerva Close, Scunthorpe. The beautifully presented accommodation briefly comprises of 3 good size bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge, downstairs WC and kitchen/diner. Outside the property has off street parking, garage and a lawned rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance Hallway

Having front entrance door, radiator, stairs rising to the first floor and uPVC double glazed window to the side aspect.

Lounge

10' 0" x 15' 2" (3.05m x 4.62m)

Having uPVC double glazed window to the front aspect and radiator.

Kitchen/Diner

13' 5" x 7' 8" (4.09m x 2.34m)

Having uPVC double glazed window and French doors to the rear aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

Downstairs WC

3' 2" x 5' 5" (0.96m x 1.65m)

Having WC, wash hand basin and radiator.

First Floor Landing

Having loft access.

Bedroom 1

9' 2" x 16' 7" (2.79m x 5.05m)

Having uPVC double glazed windows to the front and rear aspects and radiator.

Bedroom 2

13' 6" x 11' 3" (4.11m x 3.43m)

Having uPVC double glazed window to the front aspect and radiator.

Bedroom 3

6' 8" x 11' 7" (2.03m x 3.53m)

Having uPVC double glazed window to the rear aspect and radiator.

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower attachment over, wash hand basin, WC and radiator.

Outside Front

Having off street parking and access to garage which has electric.

Outside Rear

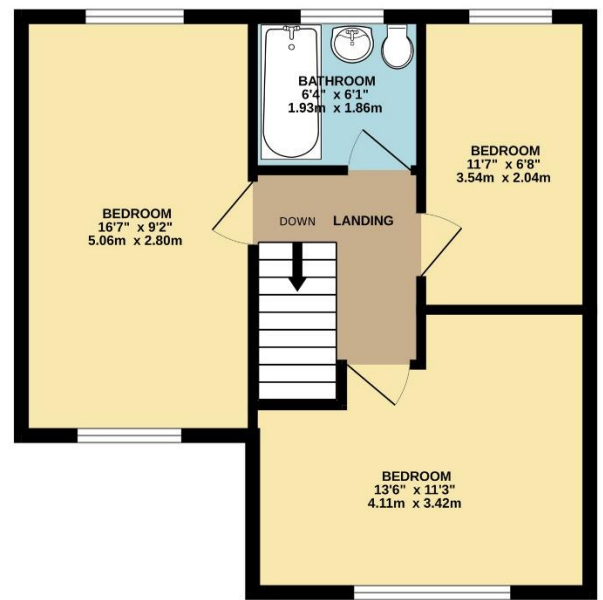
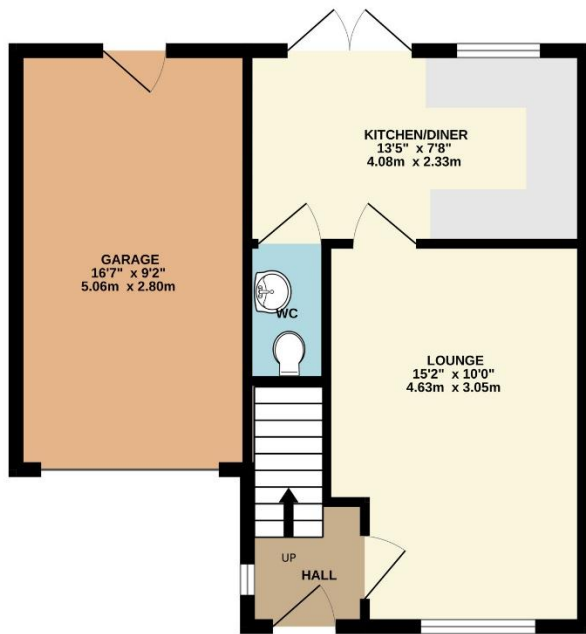
The enclosed rear garden is mainly laid to lawn with a fenced surround, outside tap and paved patio area.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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