



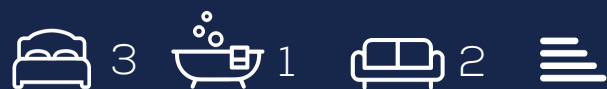
2 Crosby Avenue, Scunthorpe, Scunthorpe, North Lincolnshire, DN15

Asking Price £145,000

- Sought After Location
- 2 Reception Rooms
- Off Street Parking & Garage
- Semi Detached House
- 17ft2 Kitchen
- Excellent Amenities Nearby
- 3 Bedrooms
- Rear Garden

2 Crosby Avenue, Scunthorpe DN15 8PB

Starkey&Brown are delighted to offer for sale this bay fronted semi detached house on Crosby Avenue. The property has spacious accommodation throughout briefly comprising of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge, dining room with French doors to the rear garden and a recently modernised kitchen. Outside the property has off street parking, garage and lawned rear garden. The property sits in a sought after location benefitting from an excellent range of amenities with an internal inspection highly recommended, call today to view! Freehold. Council tax band: A.



Council Tax Band: A



Entrance Hallway

Having a UPVC double-glazed door to the front aspect, a radiator, a coved ceiling, and stairs rising to the first floor with an understairs storage cupboard.

Lounge

11'1" x 13'3" into bay

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

Dining Room

10'7" x 12'7"

Having a uPVC double-glazed French door to the rear aspect and a radiator.

Kitchen

6'4" x 17'2"

Having a uPVC double-glazed window and door to the side aspect, a Velux window, ceiling spot lights, a range of wall and base units with work surfaces over, space for appliances, an inset sink and drainer unit, a built-in oven, hob and extractor.

First Floor Landing

Having access to the loft.

Bedroom 1

11'1" x 10'7"

Having uPVC double-glazed windows to the front aspect, a radiator, and fitted wardrobes.

Bedroom 2

10'7" x 12'7"

Having a uPVC double-glazed window to the rear aspect, a radiator and a built-in cupboard.

Bedroom 3

6'6" x 8'3"

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

Family Bathroom

6'1" x 6'4"

Having uPVC double-glazed windows to the front aspect, a panelled bath with a shower over, a wash hand basin, a WC, a heated towel rail, and a coved ceiling.

Outside Front

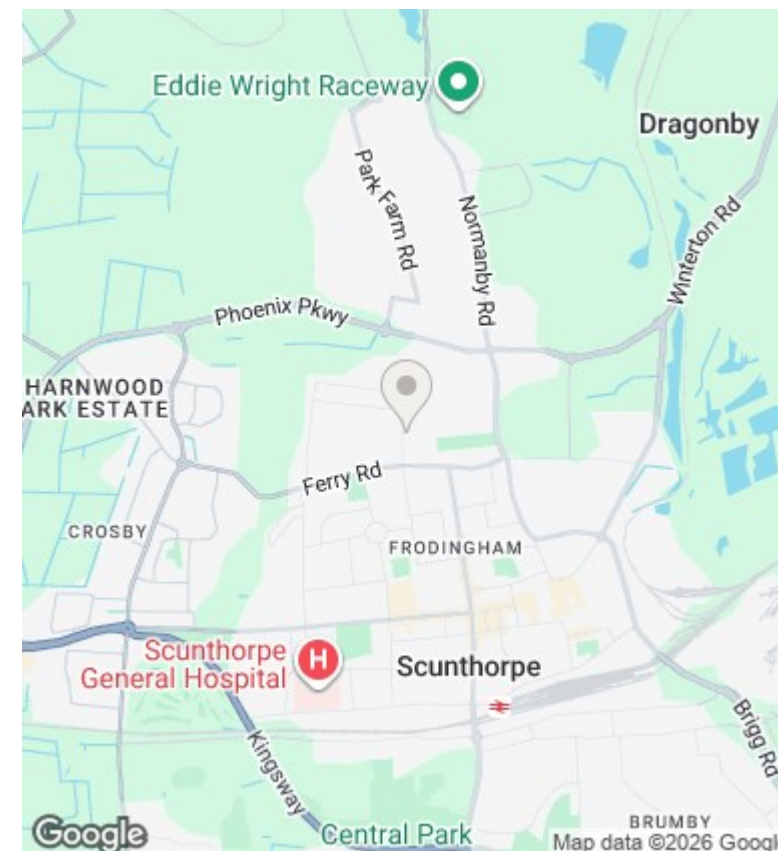
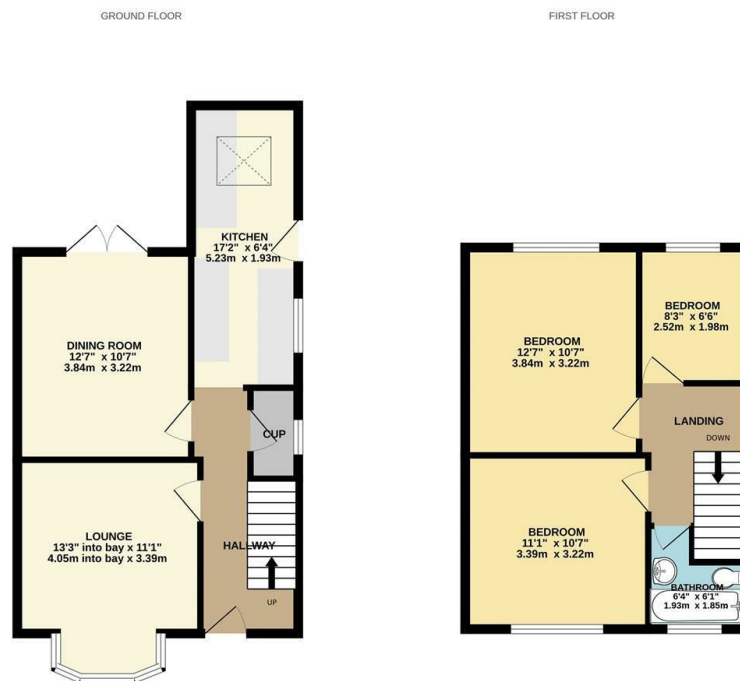
Having off street parking and gate to the rear garden and garage.

Outside Rear

The rear garden is mainly laid to lawn.







Directions

Viewings

Viewings by arrangement only. Call 01724 856100 to make an appointment.

Council Tax Band

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		