



- Semi Detached Bungalow
- 2 Bedrooms
- Dining Room with Snug
- New Boiler 2025

- Good Size Rear Garden
- Off Street Parking & Garage
- Sought After Location
- Chain Free

Dewsbury Avenue, DN15 8AW,
£160,000





Offered for sale with NO ONWARD CHAIN in the ever popular Berkeley area, Starkey&Brown are delighted to present to the market this deceptively spacious semi detached bungalow on Dewsbury Avenue. The property comes complete with gated access to off road parking, a detached garage and a good size rear garden which is mainly laid to lawn. The internal accommodation briefly comprises of an inner hall, 2 bedrooms, shower room, lounge, kitchen and dining room extending into snug area. Additional features include uPVC double glazing and gas central heating (NEW BOILER 2025). The bungalow sits in a highly sought after area nearby to a fantastic range of local amenities and convenient motorway access. An internal inspection is highly recommended, call today to arrange! Freehold. Council tax band: B



Hallway

Having uPVC double glazed door to the side aspect, radiator and loft access.

Lounge

13' 2" x 10' 10" (4.01m x 3.30m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and feature fireplace.

Kitchen

9' 4" x 8' 4" (2.84m x 2.54m)

Having uPVC double glazed window and door to the side aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in double oven, built in hob with extractor and space for appliance.

Dining Room

9' 5" x 9' 4" (2.87m x 2.84m)

Having radiator and gas central heating boiler (new 2025).

Snug

9' 4" x 6' 3" (2.84m x 1.90m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, radiator and built in cupboards.

Bedroom 1

12' 2" x 10' 10" (3.71m x 3.30m)

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

Bedroom 2

9' 4" x 7' 3" (2.84m x 2.21m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboards.

Shower Room

6' 2" x 5' 9" (1.88m x 1.75m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, WC and heated towel rail.

Garage

8' 2" x 18' 1" (2.49m x 5.51m)

Having up and over door to the front, door into rear garden, window to the side aspect, light and power.

Outside Front

Having a low maintenance front garden, gated access to off road parking and a further gate leading to the garage and rear garden.

Outside Rear

The enclosed rear garden is mainly laid to lawn with a fenced surround, hardstanding area and shed.





GROUND 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.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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

