



41A SANDHOUSE CRESCENT, SCUNTHORPE,

Price £65,000



- Close to Local Amenities
- Ground Floor Flat
- Rear Garden
- New Stylish Kitchen
- New uPVC Double Glazing
- One Double Bedroom
- Off Road Parking
- New Modern Bathroom

Bell Watson are delighted to market this FULLY RENOVATED to a high standard, great sized ground floor flat with vacant possession and chain free. The property briefly comprises. Entrance hallway, kitchen, lounge, bedroom and bathroom. This flat benefits having garden to the rear and off road parking located in a residential area of Scunthorpe close to local amenities. MUST BE VIEWED!



## **LOCATION**

Situated within an established residential area and within walking distance of the town centre. The area is close to both the central bus station and the main train station. The M180 motorway link is approximately 1 mile away.

## **ACCOMMODATION**

With a uPVC double glazed external door at the side of the building leading you into a communal hallway with the flat being fully renovated and situated to the rear of the building arranged over the ground floor.

## **HALLWAY**

Enter the property through an oak internal door into an L shaped hallway with light fitting to the ceiling, a new electric radiator and wood effect laminate flooring. There are internal oak doors leading to all rooms.

## **KITCHEN 3.02m (9' 11") x 2.70m (8' 10")**

A newly fitted grey high gloss kitchen provides a range of base units and counter tops with tiled splash backs. A composite 1 1/2 sink with chrome mixer tap sits under a uPVC double glazed window to the side aspect. There is an under counter recess and plumbing for washing machine, a free standing electric cooker, space for an under counter fridge and freezer, a light fitting to the ceiling, a new electric radiator and wood effect laminate flooring.

## **LOUNGE 4.53m (14' 10") x 3.61m (11' 10")**

With uPVC double glazed window to the rear, coving and light fitting to the ceiling, dado rail, new electric radiator and carpeted flooring.

## **BEDROOM ONE 3.72m (12' 2") x 3.19m (10' 6")**

Also to the rear with uPVC double glazed window to the rear, pendant light to the ceiling, built in cupboard housing the immersion heater, a new electric radiator and carpeted flooring.

## **BATHROOM 2.70m (8' 10") x 1.50m (4' 11")**

A stylish white three piece suite provides a vanity sink with storage cupboard, a bath with electric shower over and mermaid boarding splash backs and a close coupled WC. There is a uPVC obscure double glazed window to the side aspect, light fitting to the ceiling, an electric heated towel rail and wood effect laminate flooring.

## **OUTSIDE**

The flat benefits having a hard standing courtyard to the front providing off road parking and rear garden space mainly laid to lawn.

## **SERVICES (not tested)**

Mains electric, water and drainage are all understood to be connected to the property. 150 years Lease starting from 1st February 1989. Ground rent £65 per annum and Service charge £246.98 per annum.

## **COUNCIL TAX**

The Council Tax Banding for this property is Band A as confirmed by North Lincolnshire Council.

## **VALUATION**

IF YOU ARE THINKING OF SELLING YOUR PROPERTY, OR WOULD LIKE ADVICE ON MARKETING YOUR HOME, PLEASE CALL BELL WATSON 01652 655151 FOR A FREE MARKET OPINION.

#### PROPERTY MISDESCRIPTION

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