



54 Grange Lane South, SCUNTHORPE, DN16

New £65,000



- First Floor Flat
- uPVC Double Glazing
- Electric Heating
- Communal Gardens
- Chain Free
- Two Double Bedrooms
- Close to Local Amenities
- Balcony

**\*FANTASTIC FIRST TIME BUY/INVESTMENT OPPORTUNITY\*\*** This first floor apartment is ideal to purchase as a first time buy or buy to let. Briefly comprising entrance hall and storeroom to the ground floor with hallway, dining kitchen, living room, two double bedrooms and bathroom to the first floor. Externally there is a balcony off the kitchen and shared garden with a designated brick built outbuilding for storage. Electric storage heating and uPVC double glazed windows throughout.



## **LOCATION**

Grange Lane South is within walking distance of local amenities. This area of Ashby is conveniently located for the main employment and shopping areas of Scunthorpe and provides easy access to the national motorway network via the A18.

## **ACCOMMODATION**

Arranged over two floors.

## **ENTRANCE**

Enter the property through a timber front door into the hall providing a full height built in cupboard, pendant light to the ceiling, uPVC obscure double glazed window and carpeted stairs leading to the apartment. There is also a walk in storeroom with light and uPVC obscure double glazed window.

## **HALLWAY**

With laminate flooring, uPVC double glazed window, electric storage heater, pendant light and loft access to the ceiling, full height airing cupboard and internal doors leading to all rooms

## **DINING KITCHEN 3.32m (10' 11") x 2.89m (9' 6")**

Providing a range of wall and base white high gloss units with counter tops having tiled splash backs. A stainless steel sink with right hand drainer sits under a uPVC double glazed window. Under counter recess and plumbing for a washing machine with space for an under counter fridge. Pendant light fitting to the ceiling, Space for a dining table and cushion flooring. Walk in pantry with shelving, light, window and houses the Vokera combination boiler. There is a uPVC double glazed external door that takes you out onto the balcony.

## **LOUNGE 4.70m (15' 5") x 3.64m (11' 11")**

With electric fireplace, pendant light to the ceiling, two uPVC double glazed windows, electric radiator and laminate flooring.

## **BEDROOM ONE 3.58m (11' 9") x 3.40m (11' 2")**

With built in cupboard, uPVC double glazed window to the front elevation, pendant light to the ceiling, electric radiator and carpeted flooring.

## **BEDROOM TWO 4.40m (14' 5") x 2.63m (8' 8")**

With built in cupboard, uPVC double glazed window to the front elevation, pendant light to the ceiling, electric radiator and carpeted flooring.

## **BATHROOM 2.56m (8' 5") x 1.72m (5' 8")**

Providing a bath with mixer shower over, pedestal sink and low flush WC. uPVC obscure double glazed window to the side elevation, light fitting to the ceiling and cushion flooring.

## **OUTSIDE**

The property benefits having a balcony and shared gardens.

## **SERVICES (not tested)**

Mains electric, water and drainage are all understood to be connected to the property. 125 year lease from 16th July 1990 at a peppercorn rent. Service charge information available on request.

## **FIXTURES AND FITTINGS**

All light fittings and floor coverings are to be included within the sale of the property.

## **COUNCIL TAX**

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



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