



Smithfield Road
Scunthorpe
Lincolnshire
DN16 2NH

£99,950

bettermove

Smithfield Road Scunthorpe

A SPACIOUS home in Scunthorpe, available CHAIN FREE, ideal for INVESTORS or FIRST TIME BUYERS. Call to enquire!

Bettermove are proud to welcome to market this charming three bedroom end terrace house in Scunthorpe, available with no forward chain. The property is currently tenanted but will be sold with vacant possession.

The property benefits from double glazing, gas central heating throughout and has a driveway providing off street parking. The council tax band is A.

The interior of this well presented property comprises a spacious lounge, dining room, fitted kitchen, utility room and family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts a private rear garden with lawn and patio areas, perfect for enjoying the summer months.

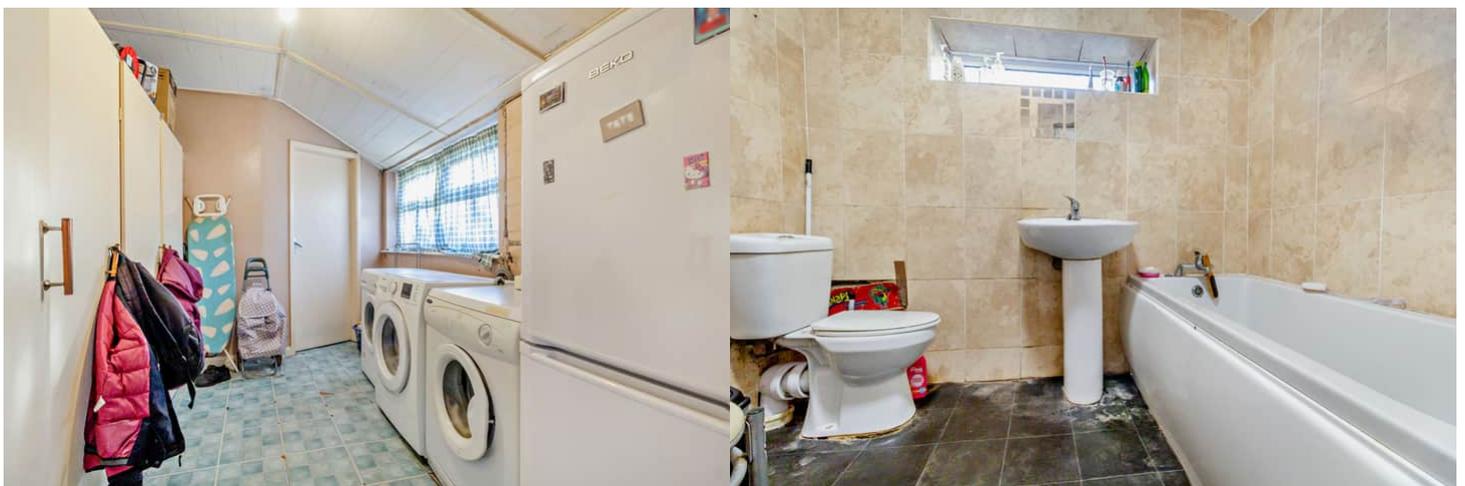
Located in the popular town of Scunthorpe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A159, A18, M180 and Scunthorpe rail station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

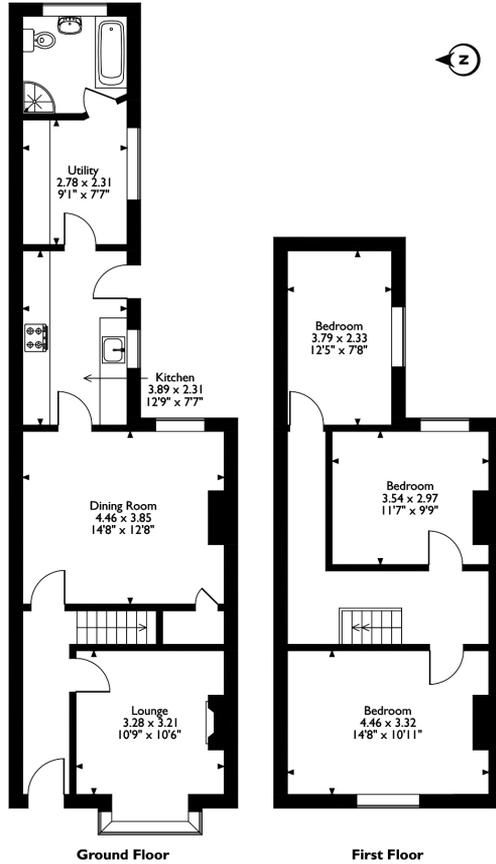
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



42 Smithfield Road, Scunthorpe
 Approximate Gross Internal Area
 103 Sq M / 1108 Sq Ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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