



# 54 Stanley Road, Scunthorpe, Lincolnshire. DN15 8AQ

- A TRADITIONAL SEMI DETACHED HOME
- POPULAR RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY
- 3 BEDROOMS
- LOUNGE THROUGH DINING ROOM
- FITTED KITCHEN & BATHROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- OFF STREET PARKING
- VIEW VIA OUR SCUNTHORPE OFFICE





## PROPERTY DESCRIPTION

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**\*\* IDEAL FIRST TIME BUY \*\* POPULAR BERKELEY ESTATE \*\*** A fine traditional three bedroom semi detached home situated in the ever popular Berkeley estate within a short walking distance to an excellent range of local amenities and popular schools. The accommodation briefly comprises, entrance hall, main living through dining room and fitted kitchen. The second floor consists of three bedrooms along with a three piece family bathroom suite. Occupying a low maintenance enclosed rear garden with off street parking to the front of the home. Upvc double glazing, modern combi heating boiler & solar panels. View via our Scunthorpe Office, EPC Rating: A, Council Tax Band: A.



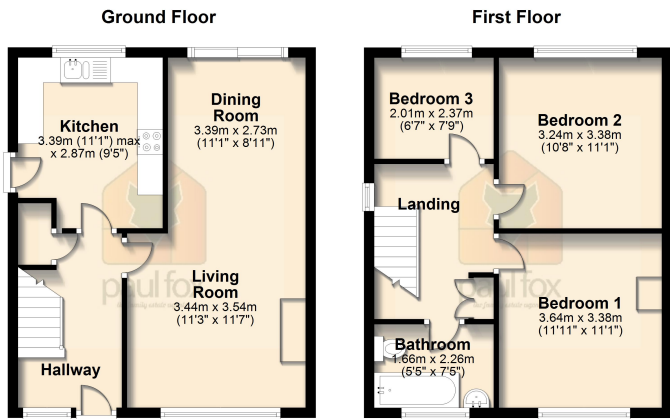
## ROOM DESCRIPTIONS

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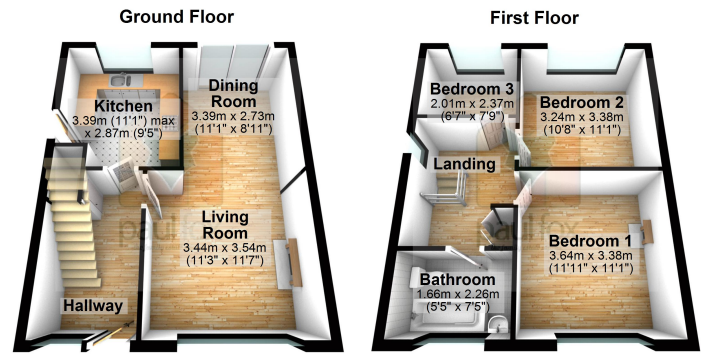




# FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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