



**Pinchbeck Avenue
Scunthorpe
Lincolnshire
DN16 1TH**

Offers In Excess Of £113,000

bettermove

Pinchbeck Avenue Scunthorpe

Bettermove are proud to present this 2 bedroom semi-detached house in Scunthorpe available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

The interior of this property comprises a spacious living room, fitted kitchen and extension on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, 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 A18, Scunthorpe train station and many local bus routes.

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

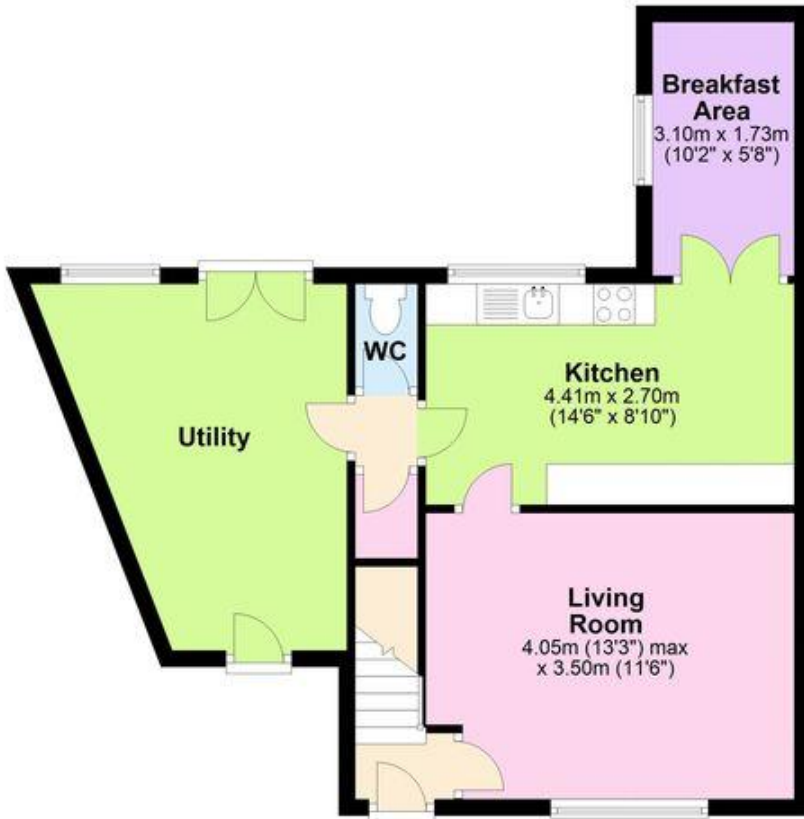
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(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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