



Churchfield Road, Scunthorpe, DN16

£145,000

None

Tenure: Freehold, **Bedrooms:** 3

Full description 3 BEDROOM SEMI DETACHED HOUSE WITH PRIVATE GARDEN AND GARAGE House Simple have on offer this delightful three bedroom house offering fantastic spacious accommodation. This house benefits from central heating and UPVC double glazing. The property briefly comprises lounge, fitted

Key features:

- Garage With Workshop
- Off Street Parking
- Large Garden
- Sought After Location
- Three Bedrooms
- Semi-Detached

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£1036.45 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



We are pleased to present this three bedroom semi-detached home, with a private garden and garage, in Scunthorpe, within walking distance of local shops and Scunthorpe town centre.

The property comprises of a wonderful lounge which leads through to the dining room, a fitted kitchen, utility room, and downstairs W.C, three good sized bedrooms, a bathroom, aswell as an office space.

Outside to the front of the property is a mature garden and driveway leading to the garage with ample parking space.

The rear is a large garden set to lawn with a patio seating area and a timber fenced boundary.

This house benefits from central heating and UPVC double glazing.

Accommodation:

Entrance Hall

Composite front door, central heated radiator and a storage cupboard.

W/C

Double glazed window to side elevation and W/C.

Lounge

11'94" x 11'22"

Double-glazed bay window to the front. Multi fuel burner with oak surround, TV point, coving to ceiling and central heated radiator.

Kitchen

15'96" x 12'14"

Fitted kitchen with wall and base fitted units, sink and drainer, integrated dishwasher, fridge, electric oven and 5 ring gas hob. Double glazed window to the rear and rear door to the rear garden. Spot lights to ceiling and central Heated radiator.

Dining Area

11'41" x 11'28"

Coving to ceiling and central hearted radiator.

Utility

Double glazed window to side elevation, base units and roll top work surface and plumbing for washing machine, also includes waster softner.

First Floor

Landing

With window to the side elevation.

Office

Window to the side elevation and central heated radiator.

Bathroom

The bathroom comprising bath, separate shower cubicle, w/c and pedestal hand wash basin and spotlights and coving to ceiling. Double-glazed window to the side elevation and central heated radiator.

Bedroom One

10'93 x 24'57

This huge bedroom is to the rear of the property with fitted wardrobes. Rear elevation double-glazed window, loft access, coving to ceiling and central heated radiator.

Bedroom Two

11'21" x 12'25"

Double bedroom to the front of the property. Front elevation double-glazed window, coving to ceiling and central heated radiator.

Bedroom Three

8'54" x 6'23"

Bedroom to the front of the property. Front elevation double-glazed window and central heated radiator.

Outside

To the front of the property a garden laid to lawn, driveway with space for at least 2 cars leading to the garage. The garage is a larger than usual with side door and eletric roller door aprox 11m x 4m which includes toilet accessed from seperate door and 3.5m x 3.8m workshop with seperate door, double-glazed window to the side and rear there is an inspection pit W/C and lights. To the rear of the garage is a wood store. To the rear there is

and rear there is an inspection pit, w/c and lights. To the rear of the garage is a wood store. To the rear there is a large garden set to lawn, vegetable patch and green house. All fully enclosed.

Central Heating

The property has the benefit of gas central heating and radiators in each room.

Double Glazing

The property has the benefit of UPVC double glazing.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

32, Churchfield Road, SCUNTHORPE, DN16 3DH

Dwelling type: Semi-detached house	Reference number: 8621-7325-6920-3441-7902
Date of assessment: 09 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 May 2019	Total floor area: 115 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,413
Over 3 years you could save	£ 2,103

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 2,103 over 3 years </div>
Heating	£ 3,459 over 3 years	£ 1,824 over 3 years	
Hot Water	£ 693 over 3 years	£ 225 over 3 years	
Totals	£ 4,413	£ 2,310	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">51</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	51	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
51	82					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 126
2 Cavity wall insulation	£500 - £1,500	£ 534
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 168

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code