



© DDM Residential

## Diana Street, Scunthorpe North Lincolnshire DN15 6AX

- First floor flat
- Kitchen
- Sitting room
- Bathroom
- One bedroom
- EPC RATING: D



**Starting Bid: £30,000**

**Further information and viewings: Scunthorpe Office - 01724 868168**

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01427 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
e: scunthorpe@

□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

the proactive agent

ddmresidential.co.uk e-mail: info@ddmresidential.co.uk

GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565



## **DESCRIPTION**

DDM Auctions are pleased to offer to the open market this one bedroom first floor flat situated in a central area of Scunthorpe. Available with no upward chain for ease of purchase the property benefits from gas central heating and uPVC double glazing and briefly comprises kitchen with range of units, good sized sitting room, double bedroom and bathroom with three piece suite including shower cubicle. Having off road parking space to the rear. An excellent first time buyer or buy to let investor property. No upward chain.



## **ACCOMMODATION**

### **KITCHEN**

10'3" x 7'3" (3.12m x 2.2m)

uPVC double glazed entrance door, range of base and wall mounted units, stainless steel sink and drainer, space for gas cooker, space and plumbing for washing machine.



### **BATHROOM**

White three piece suite including shower cubicle, uPVC double glazed window to the side aspect.

### **SITTING ROOM**

16'8" x 12'5" (5.08m x 3.78m)

uPVC double glazed window to the rear aspect, radiator.



### **BEDROOM**

12'4" x 11'4" (3.76m x 3.45m)

uPVC double glazed window to the front aspect, radiator.



### **EXTERNALLY**

There is off road parking space for two cars to the rear of the property.

e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction....  
over 130 auction  
properties sold last year



**REF: SCS150133**

e: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk) :: [ddmresidential.co.uk](http://ddmresidential.co.uk)



The Largest Independent Auction, Estate & Letting Agency in the Region  
SALES ■ LETTINGS ■ MORTGAGE ADVICE ■ AUCTIONS ■ COMMERCIAL



Ask About Auction....  
over 130 auction  
properties sold last year



# LANDLORDS GUIDE TO LETTING

**NOW AVAILABLE**



for a free lettings market appraisal from the proactive agent or to discuss changing agent call your local office or email [2017@ddmresidential.co.uk](mailto:2017@ddmresidential.co.uk)

download your free guide  
[ddmresidential.co.uk](http://ddmresidential.co.uk)



NORTHERN LINCOLNSHIRE  
PROPERTY AUCTION

we are the largest auction house  
in the region for a reason

110

average number of properties sold every year

for a catalogue, market appraisal or discuss changing to the Proactive Agent, contact your local office

Five Property Events  
held every year at  
Forest Pines Hotel, Brigg



**Council Tax:** To confirm council tax banding for this property please contact the local authority or view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Tenure:** Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

**IMPORTANT Offer Procedure:** Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 01472 360094.

**IMPORTANT Note to Purchasers:** DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that 1/ these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract 2/ all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3/ no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. 4/ nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166  
e: barton@

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666  
e: brigg@

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01472 616161  
e: gainsborough@

□ 25 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671  
e: grimsby@

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168  
e: scunthorpe@

□ Fine & Country  
Barton & Brigg 237 666  
Grimsby 867 880  
Scunthorpe 304 999

the proactive agent

[ddmresidential.co.uk](http://ddmresidential.co.uk) e-mail: [info@ddmresidential.co.uk](mailto:info@ddmresidential.co.uk)

GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565

