



Apartment 23, Linea
Dunstall Street
Scunthorpe
DN15 6JQ

- Ground floor apartment
- Open plan kitchen/lounge
- One bedroom
- Bathroom
- Excellent links to local shops and train station
- EPC RATING: C



Asking Price £60,000

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



DESCRIPTION

DDM Residential are delighted to offer to the open market a one bedroom ground floor apartment situated purpose built block in the central area of Scunthorpe with excellent links to local shops and train station. Lending itself to first time buyers and buy to let investors alike with internal inspection a must.

The apartment briefly comprises of central entrance hallway, doors onto the rear facing open plan lounge/kitchen area with a range of wall and base units and integrated appliances, double bedroom and bathroom with a three piece suite in white completing the living accommodation with the benefit of no onward chain for ease of purchase, internal inspection is invited although strictly via prior arrangement through the selling agent.

ACCOMMODATION

ENTRANCE

Onto central reception hallway, wall mounted electric heater, access onto all rooms and utility cupboard.

UTILITY CUPBOARD

Space and plumbing for automatic washing machine and hot water tank.

OPAN PLAN KITCHEN/LOUNGE AREA

12ft 9 x 12ft 3

uPVC double glazed windows to the rear, spotlights inset to the ceiling, wall mounted electric heater, range of wall and base units with complimentary roll top work surfaces, integrated four ring electric ceramic hob and integrated electric oven and grill, extractor hood over, additional integral fridge and freezer.

BEDROOM

9ft 10 x 8ft 5

With uPVC double glazed window and wall mounted electric heater.



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BATHROOM

Has a three piece suite in white comprising a panel enclosed bath with mixer tap and separate shower over, close coupled w.c, pedestal wash hand basin with fully tiled walls/floor and wall mounted heated towel rail.

REF: SCS180101

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Council Tax: To confirm council tax banding for this property please contact the local authority or view the website 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.

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