



## Residential Portfolio in DN15

Dale Street, Scunthorpe, North  
Lincolnshire, DN15 7LR

**£55,000**

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Pair of One Bed Flats
- ✓ Investment Opportunity
- ✓ Balcony & Rear Gardens
- ✓ Vacant Possession
- ✓ Freehold Title

## Description

FOR SALE BY AUCTION: Terms and conditions apply.

We are pleased to offer to auction this mid terrace house on Dale Street, situated in a central location close to all local amenities. The property is currently designed as two separate flats briefly comprising ground floor flat: 1 bedroom, 1 reception room and 1 bathroom, first floor flat: 1 bedroom, 1 reception room and 1 shower room. The first floor also provides access to a balcony. Externally the property has a paved garden to the rear.

We are advised that when renovated and tenanted the flats would achieve in the region of £350pcm per flat.

Please note we have not inspected this property.

Price: £55,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Internal Size: 990 Square Feet

External Size: 990 Square Feet

Parking: On Street

## Location

The subject property is well located along Dale Street, Scunthorpe. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 0.7 miles from Scunthorpe town centre and approximately 46.2 miles from Sheffield city centre.

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## Accommodation

### Ground Floor Flat

Bedroom 1 (3.45m x 2.79m) Having uPVC double glazed bay window and radiator.

Reception Room 1 (4.01m x 3.83m) Having uPVC double glazed window and radiator.

Kitchen 1 Having two uPVC double glazed window, radiator, boiler and a range of base units.

Bathroom (2.84m x 2.16m) Having two uPVC double glazed windows, radiator, panelled bath, wash hand basin and low level WC.

### First Floor Flat

Bedroom 2 (3.81m x 3.45m) Having uPVC double glazed window and radiator.

Reception Room 2 (4.11m x 3.83m) Having uPVC double glazed window and radiator.

Shower Room (2.11m x 1.45m) Having uPVC double glazed window, wash hand basin, low level WC and shower cubicle.

Kitchen 2

Balcony

Having steps leading down to:

Outside Rear

Paved garden.

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## Tenure

Freehold. TITLE NUMBER: HS75127

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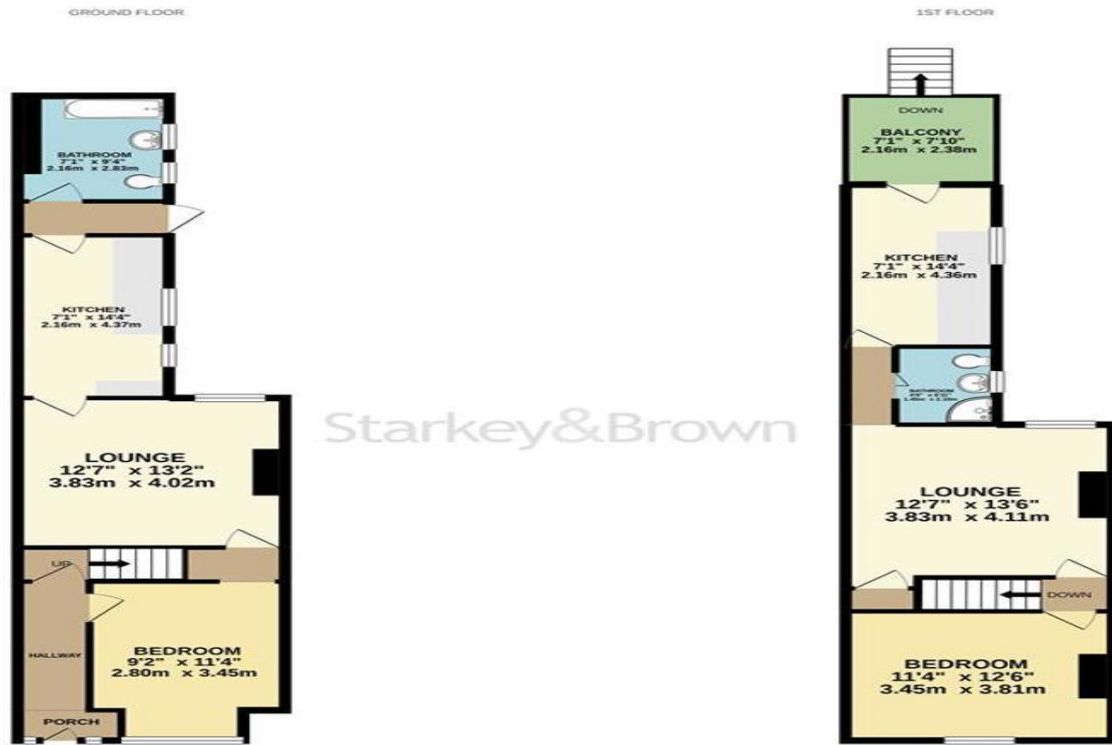
## EPC

We currently await a copy of the Energy Performance Certificate.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Dale Street, Scunthorpe, North Lincolnshire, DN15 7LR

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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