



**30 Devonshire Road, Scunthorpe  
Lincolnshire DN17 1ES  
£175,000**

**\*\*NO CHAIN!\*\***

A fantastic opportunity has arisen to purchase this spacious, corner plot, three-bedroom semi-detached home in an extremely popular residential area of Scunthorpe. Currently vacant with good sized rooms throughout and the opportunity for modernisation, this home is ideal for a first-time buyer or family. Lots of scope and potential comes with this property!

The ground floor of the property briefly comprises of the hallway, living room, dining room, kitchen, rear porch, W/C and conservatory. The first floor consists of a landing, three bedrooms and family bathroom. Externally, the property has a lawned garden to the front, a driveway to the side with ample off-road parking and detached garage, and an enclosed low maintenance garden to the rear.

Viewings available immediately and come highly recommended!





**Hallway** 6'11" x 13'6" (2.11 x 4.13)

Entrance to the property is via the front uPVC door and into the hallway. Fully carpeted throughout with coving to the ceiling and central heating radiator. Doors lead to the living room, conservatory, kitchen and under stairs storage. Carpeted stairs lead to the first floor accommodation.

**Living Room** 13'6" x 12'4" (4.13 x 3.76)

Entrance from the hallway, open plan with the dining room. Fully carpeted throughout with coving to the ceiling and central heating radiator. uPVC window faces to the front of the property.

**Dining Room** 11'1" x 10'11" (3.4 x 3.33)

Open plan with the dining room, carpeted with coving to the ceiling and central heating radiator. uPVC window faces to the rear of the property and internal door leads to the kitchen.

**Kitchen** 11'6" x 8'3" (3.53 x 2.54)

Entrance from the hallway, tiled flooring throughout, central heating radiator and uPVC window facing to the side of the property with internal doors leading to the dining room and rear porch. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated oven and grill, electric hob, integrated sink and drainer and space and plumbing for white goods.

**W/C** 3'3" x 2'7" (1.0 x 0.8)

Downstairs W/C with tiled walls, central heating radiator and uPVC window facing to the side of the property.

**Conservatory** 12'5" x 9'6" (3.81 x 2.91)

Entrance from the hallway, a lovely additional seating area. Brick based construction with tiled flooring and central heating radiator. uPVC windows and doors face to the front and side of the property.

**Landing** 7'9" x 10'2" (2.37 x 3.11)

Carpeted throughout with uPVC window facing to the side of the property. Doors lead to all three bedrooms and family bathroom.

**Bedroom One** 13'10" x 11'6" (4.24 x 3.52)

Entrance from the landing, fully carpeted throughout with coving to the ceiling and central heating radiator. uPVC window faces to the front of the property.

**Bedroom Two** 10'1" x 11'6" (3.08 x 3.51)

Entrance from the landing, fully carpeted throughout with central heating radiator and built-in storage. uPVC window faces to the rear of the property.

**Bedroom Three** 7'11" x 10'1" (2.42 x 3.09)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the rear of the property.

**Bathroom** 7'3" x 7'10" (2.22 x 2.39)

Entrance from the landing, vinyl effect flooring with fully tiled walls. A three piece consisting of toilet, sink and double shower cubicle. uPVC window faces to the side of the property.

**External**

To the front of the property is a lawned garden with a pathway leading to the entrance of the home. To the side of the property is a large, block paved driveway offering ample off road parking and leading to the detached garage. To the rear is a low maintenance garden with shed for storage purposes.

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