



**27 Herriot Walk  
Scunthorpe, DN15 8EG  
Offers In The Region Of £140,000**

*Bella*  
properties



**Perfect opportunity for first time buyers looking to purchase this three bed semi detached house located in a cul de sac on the always popular Herriot Walk in the Berkeley area of Scunthorpe. Well presented and maintained by the current owner while close to local schools, public transport links, motorway links and retail. Boasting a good sized lounge/diner, WC two double bedrooms and a modern three piece suite.**

**Viewings are available immediately and come highly recommended to appreciate this home.**

**The property itself briefly comprises of a hallway, kitchen, lounge/diner, downstairs WC, landing, three bedrooms and family bathroom. Externally, to the front is a lawned garden with off road parking leading down the side of the property and a non-over looking pebbled rear garden with a storage shed.**



## Hallway

Entrance to the property is via the front door into the hallway with oak wooden flooring. Internal doors leads to the kitchen, lounge/diner, WC and carpeted stairs lead to the first floor accommodation.

## Kitchen 11'7" x 7'4" (3.55 x 2.26)

uPVC window to front aspect. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated oven, electric hob, overhead extractor and stainless steel sink and drainer. Space and plumbing for additional white goods.

## Lounge/Diner 13'4" x 13'6" (4.08 x 4.13)

uPVC window to rear aspect, oak wooden flooring, two radiators and coving to the ceiling. uPVC sliding doors lead to the garden.

## WC

Two piece white suite consisting of toilet and sink.

## Landing

Doors leading to all three bedrooms and three piece bathroom. Includes built in full height storage cupboard.

## Bedroom One 9'0" x 13'6" (2.76 x 4.13)

Two uPVC windows to front aspect, carpeted and radiator.

## Bedroom Two 10'4" x 6'4" (3.15 x 1.94)

uPVC window to rear aspect, carpeted and radiator.

## Bedroom Three 7'3" x 6'10" (2.22 x 2.09)

uPVC window to rear aspect, carpeted and radiator.

## Bathroom 5'4" x 7'4" (1.65 x 2.26)

uPVC window to side aspect, laminate flooring, wall mounted towel radiator and tiled splashbacks. Three piece suite consisting of toilet, sink and shower.

## External

To the front is a lawned garden with a footpath to the front and to the rear of the property is a gravelled garden with patio social area, storage shed and is non overlooked. To the front has off road parking for multiple cars leading down the side of the property.

## Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.











## Ground Floor



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independant investigation of the property the determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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