



12 Wynmoor Road  
Scunthorpe, DN17 1EZ  
£175,000

*Bella*  
properties

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

Positioned in the always popular Old Brumby area of Scunthorpe, Bella Properties brings to the market the fantastic opportunity to purchase this three bed semi detached home on Wynmoor Road. Set on a great sized plot offering a good amount of living space, this home would suit a family and is positioned conveniently close to many local amenities including shops, great local schools, doctors surgery and transport links.

This property briefly consists of the entrance hallway, living room, dining room, conservatory and kitchen on the ground floor, with the landing, three bedrooms and family bathroom on the first floor, with a boarded loft with electrics and fold ups steps that will make a fantastic storage space or even the possibility for another room. Externally, there is off road parking, a detached brick built garage and workshop and lawned gardens to both the front and rear.

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



**Hallway** 5'11" x 15'0" (1.81 x 4.58)

Entrance to the property is via the front uPVC door and into the hallway. Further uPVC window faces to the side of the property. Carpeted throughout with coving to the ceiling and central heating radiator. Internal doors lead to the living room, dining room, kitchen and under stairs storage. Carpeted stairs lead to the first floor accommodation.

**Living Room** 11'11" x 11'10" (3.64 x 3.63)

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window to the front of the property. Includes electric fireplace set on marble surround.

**Dining Room** 13'10" x 11'5" (4.23 x 3.49)

Carpeted with coving to the ceiling and uPVC windows and French doors leading to the conservatory.

**Kitchen** 8'6" x 14'1" (2.61 x 4.31)

Tiled flooring with central heating radiator and uPVC windows facing to the side of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated sink and drainer, integrated oven, hob and overhead extractor fan, with space and plumbing for white goods.

**Conservatory** 10'11" x 10'5" (3.34 x 3.18)

A lovely additional seating area with brick based construction, and uPVC windows and doors to the rear garden.

**Landing** 8'9" x 7'3" (2.67 x 2.23)

Carpeted with uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and family bathroom. The Loft is the boarded out, has electricity to it & fold up steps, "fantastic extra storage space" and possibility for another room subject to planning permission.

**Bedroom One** 11'10" x 10'6" (3.62 x 3.21)

Carpeted with central heating radiator and uPVC bay window facing to the front of the property.

**Bedroom Two** 11'10" x 10'7" (3.63 x 3.23)

Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

**Bedroom Three** 7'3" x 7'10" (2.23 x 2.4)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

**Bathroom** 6'9" x 7'5" (2.08 x 2.27)

Carpeted with frosted uPVC window and built in storage. A three piece suite consisting of toilet, sink and bathtub.

**External**

To the front of the property is a lawned garden with established shrubs, and a block paved driveway offering off road parking. The driveway leads to the detached brick built garage with workshop including power and lighting. The rear garden is laid to lawn with established shrubs and borders. The property has the added benefit of having a water meter installed.

**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

Approx. 60.9 sq. metres



Total area: approx. 102.9 sq. metres

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, independent investigation of the property to 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		79
(81-91) B		
(69-80) C		
(55-68) D		65
(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		
(1-20) G		
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