



43 Webster Avenue
Scunthorpe, Lincolnshire DN15 7DX
£170,000

Bella
properties

Bella Properties brings to the market for sale this three bedroom semi detached property in the sought after Area of Scunthorpe. Beautifully maintained and refurbished recently to a high standard, this home will appeal to first time buyers, investors and families alike. Viewings available immediately and come highly recommended.

The property itself briefly comprises of a hallway, living room, dining room, modern kitchen and WC on the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally, there are gardens to the front and rear and off parking.



Hallway

Entrance to the property is via the uPVC door into the porch which leads to the hallway. Doors lead to the living room, dining room and kitchen and stairs lead to the first floor accommodation.

Living Room 11'6" x 10'11" (3.51 x 3.34)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC bay window to the front of the property. Feature fireplace with surround.

Dining Room 13'0" x 11'5" (3.98 x 3.50)

Fitted wooden throughout with coving to the ceiling, central heating radiator and uPVC window to the rear of the property. Feature fireplace with surround.

Kitchen 21'2" x 6'6" (6.47 x 2.00)

A variety of base height and wall mounted units with complimentary counters. Integrated sink and drainer, tiled splashbacks, electric oven with hob. uPVC window to the side and rear aspect and door leading out onto the driveway. Two central heating radiators.

WC

Housing a low level w/c and window to the side.

Landing

Doors lead to all three bedrooms and family bathroom.

Bedroom One 12'5" x 11'6" (3.79 x 3.51)

Carpeted throughout with coving to the ceiling, central heating radiator, built in storage along one wall and uPVC window to the front of the property.

Bedroom Two 11'8" x 11'6" (3.57 x 3.51)

Carpeted throughout, central heating radiator, built in wardrobes and uPVC window to the rear of the property.

Bedroom Three 7'11" x 6'6" (2.43 x 2.00)

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

Bathroom 6'6" x 6'3" (2.00 x 1.93)

Modern bathroom with three piece suite consisting of toilet, sink and bath with shower over. Fully tiled walls with uPVC window to the rear of the property. Fitted wood effect vinyl flooring and ceiling to ceiling.

External

To the front of the property is a low maintenance garden with off parking. To the rear is a further low maintenance garden with a patio area ideal for entertaining and laid to lawn garden. Space for shed.

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. 48.9 sq. metres



Total area: approx. 90.7 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		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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