



11 Baysdale Road  
Scunthorpe, DN16 2QE  
£142,000

*Bella*  
properties



**Bella properties welcomes to the market for sale an ideal first-time or a family opportunity with this three bedrooms semi detached property in the ever popular Ashby area of Scunthorpe. Boasting good sized rooms throughout with so much potential, offered with NO ONGOING CHAIN!**

**This property is sure to have widespread appeal.**

**Viewings are available immediately and come highly recommended.**

**The property itself briefly comprises of a hallway, living room, dining room, kitchen and rear porch on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there is off road parking to the front, detached garage and mostly lawned rear garden.**



**Hallway** 6'5" x 15'0" (1.96 x 4.58)

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the living room, dining room and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation,

**Living Room** 10'11" x 10'9" (3.34 x 3.3)

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

**Dining Room** 11'11" x 10'9" (3.65 x 3.3)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear porch.

**Kitchen** 7'10" x 6'5" (2.41 x 1.96)

Wooden flooring with uPVC window facing to the side of the property. Base height and wall mounted units with complimentary counters, splashbacks, integrated oven with hob and overhead extractor fan, with space and plumbing for white goods.

**Rear Porch** 5'0" x 15'1" (1.53 x 4.62)

Windows and external door give access to the rear garden.

**Landing** 8'1" x 6'5" (2.47 x 1.97)

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

**Bedroom One** 12'0" x 10'9" (3.66 x 3.29)

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

**Bedroom Two** 10'11" x 10'9" (3.35 x 3.29)

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

**Bedroom Three** 8'0" x 6'5" (2.44 x 1.97)

Central heating radiator and uPVC window facing to the front of the property.

**Bathroom** 6'5" x 6'5" (1.98 x 1.97)

Vinyl effect flooring with part tiled walls and uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink and bathtub with overhead electric shower.

**External**

To the front of the property is a lawned garden with a driveway offering off road parking. The driveway leads to the detached brick built garage and rear garden.

**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.





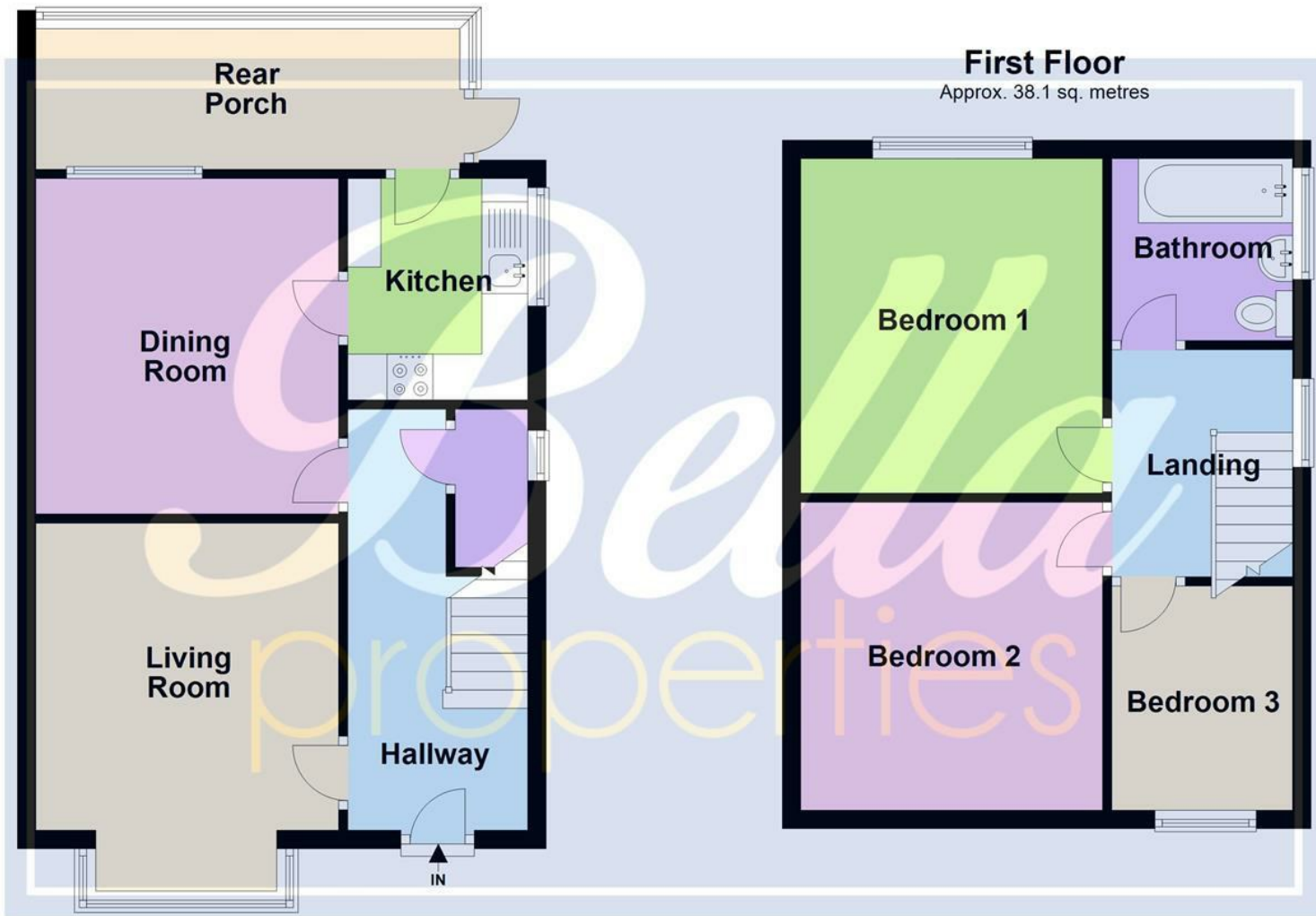






## Ground Floor

Approx. 46.2 sq. metres



Total area: approx. 84.3 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC