



3 Warping Way
Scunthorpe, Lincolnshire DN15 8BJ
£160,000

Bella
properties

**** CHAIN FREE ****

Situated in the popular residential area of Berkeley is Warming Way, Scunthorpe. This well presented three bedroom DETACHED house is close to good schools, shops, main motorway links and Gallagher Retail Park in such a handy location! This property would make a perfect home for first-time buyers looking to get on the property ladder or an investment to add to your portfolio.

Viewings available immediately now!

This property briefly comprise of the entrance hall, living room and kitchen/diner on the ground floor, landing, three bedrooms and three piece bathroom suite on the first floor. Externally, outside the property is set on a good plot with off-road parking for multiple vehicle's and a good sized spacious lawned garden with a decking area.



Entrance Hall 2'11" x 4'11" (0.9 x 1.5)

Entrance to the property is via the front door into the hallway, internal door lead into the living room and carpeted stairs to the first floor.

Living Room 15'8" x 11'5" (4.8 x 3.5)

uPVC bay window to front aspect, carpeted, two radiators, featured surround with electric fire and coving to ceiling. Internal door leads into the kitchen/diner and storage cupboard.

Kitchen/Diner 8'10" x 14'5" (2.7 x 4.4)

uPVC windows and Patio door to rear aspect, wooden flooring and coving to ceiling. A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer, oven and gas hob with extractor fan and space and plumbing for white goods.

Bedroom One 16'4" x 8'2" (5 x 2.5)

uPVC window to front aspect, carpeted with radiator.

Bedroom Two 8'2" x 8'2" (2.5 x 2.5)

uPVC window to rear aspect, carpeted with radiator.

Bedroom Three 10'2" x 5'10" (3.1 x 1.8)

uPVC window to front aspect, carpeted, radiator, coving to ceiling and storage cupboard.

Bathroom 5'2" x 5'10" (1.6 x 1.8)

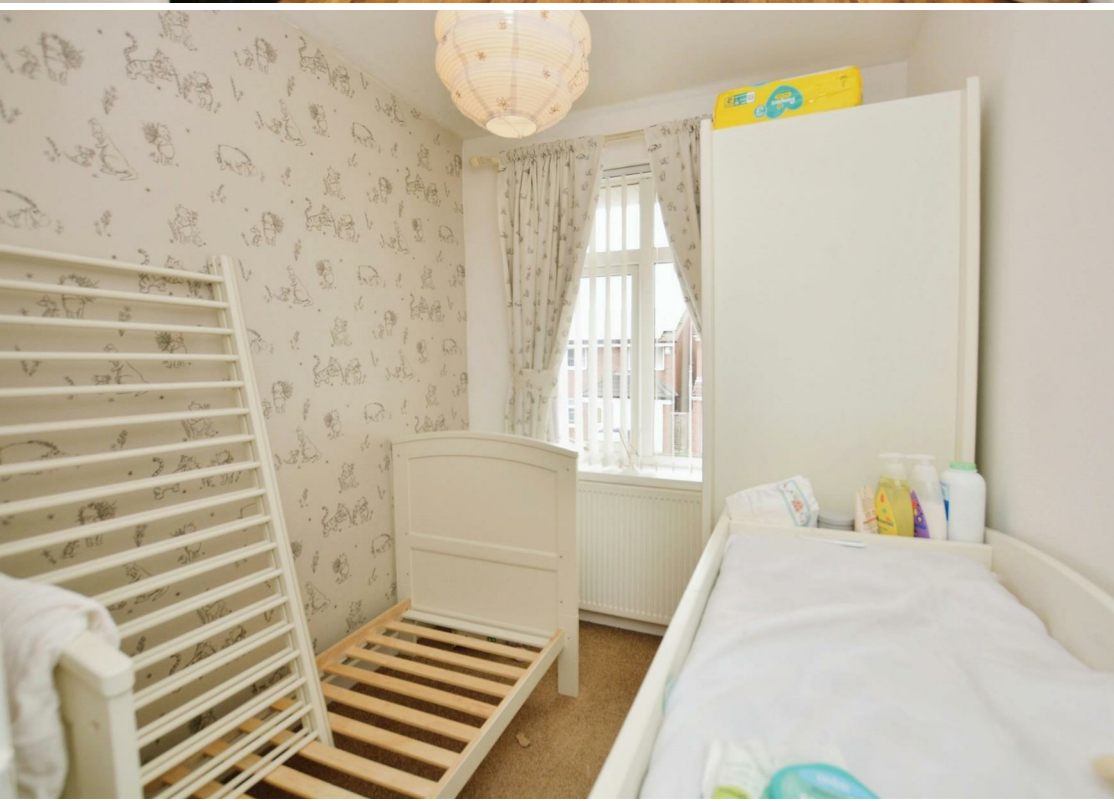
uPVC window to rear aspect, tiled flooring and splashback. Three piece suite consisting of the toilet, sink and bath with over head shower.

External

To the front offers a block paved driveway with ample off road parking space along with a carport to the side. To the rear is a good sized garden which is mainly laid to lawn with a decking area for entertaining. Fully cloned throughout.

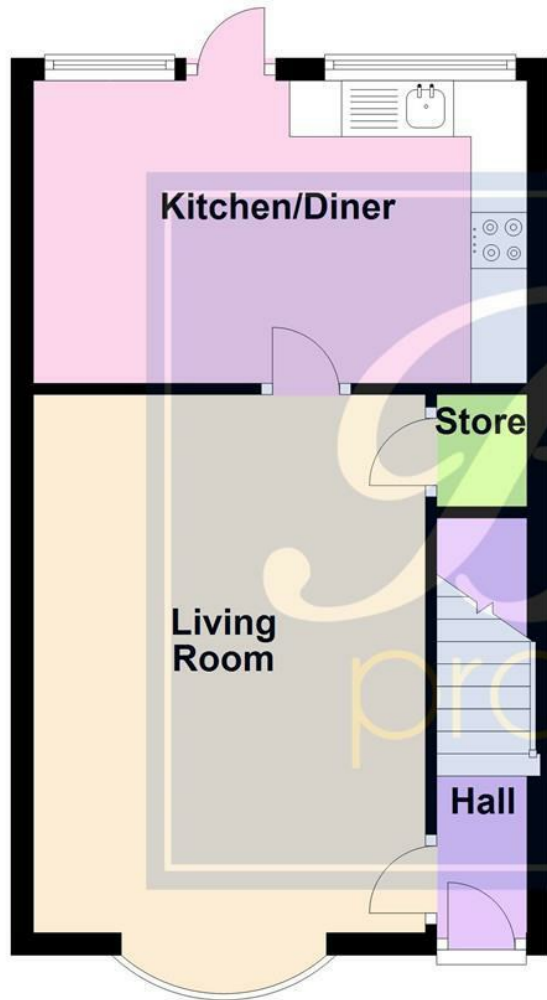
Disclaimer

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		68
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.