



**176 Messingham Road
Scunthorpe, DN17 2DB
£160,000**

Bella
properties

On the always popular Messingham Road in Scunthorpe, this beautiful two bedroom semi detached home is brought to the market by Bella Properties. Immaculately presented by the current owners, this home boasts two double bedrooms, two reception rooms, plenty of off road parking to the front of the property and an extremely generously sized garden to the rear.

Close to amenities including local schools, shops, restaurants and transport links to further afield, this home is in a prime location. The property itself briefly comprises the entrance porch and hallway, living room, kitchen and conservatory on the ground floor, with the landing, two bedrooms and bathroom on the first floor.

This home is sure to have widespread appeal. Viewings are available now by appointment only and come highly recommended!



Porch 2'3" x 5'9" (0.7 x 1.76)

Entrance to the property is via the front uPVC double doors and into the porch. Internal door leads to the hallway.

Hallway 8'10" x 3'1" (2.7 x 0.96)

Wooden flooring with internal door leading to the living room, and carpeted stairs to the first floor accommodation.

Living Room 12'6" x 13'10" (3.83 x 4.23)

Wooden flooring with coving to the ceiling and central heating radiator. uPVC bay window faces to the front of the property.

Kitchen 16'4" x 11'3" (4.99 x 3.43)

Wooden flooring with coving to the ceiling, uPVC window faces to the rear of the property and Bifold doors lead to the conservatory. Base height and wall mounted units with complimentary counters, tiled splashbacks, and space and plumbing for white goods including a range cooker. Internal door leads to storage cupboard with uPVC window facing to the side of the property.

Conservatory 13'3" x 8'9" (4.04 x 2.69)

Wooden flooring with log burner, and uPVC windows and doors to the rear garden.

Landing 5'9" x 10'2" (1.77 x 3.11)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 16'0" x 12'3" (4.89 x 3.74)

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

Bedroom Two 12'10" x 9'10" (3.92 x 3.02)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bathroom 9'8" x 5'9" (2.96 x 1.77)

Tiled flooring with tiled walls and coving to the ceiling. A four piece suite consisting of freestanding bath, corner shower, sink and toilet.

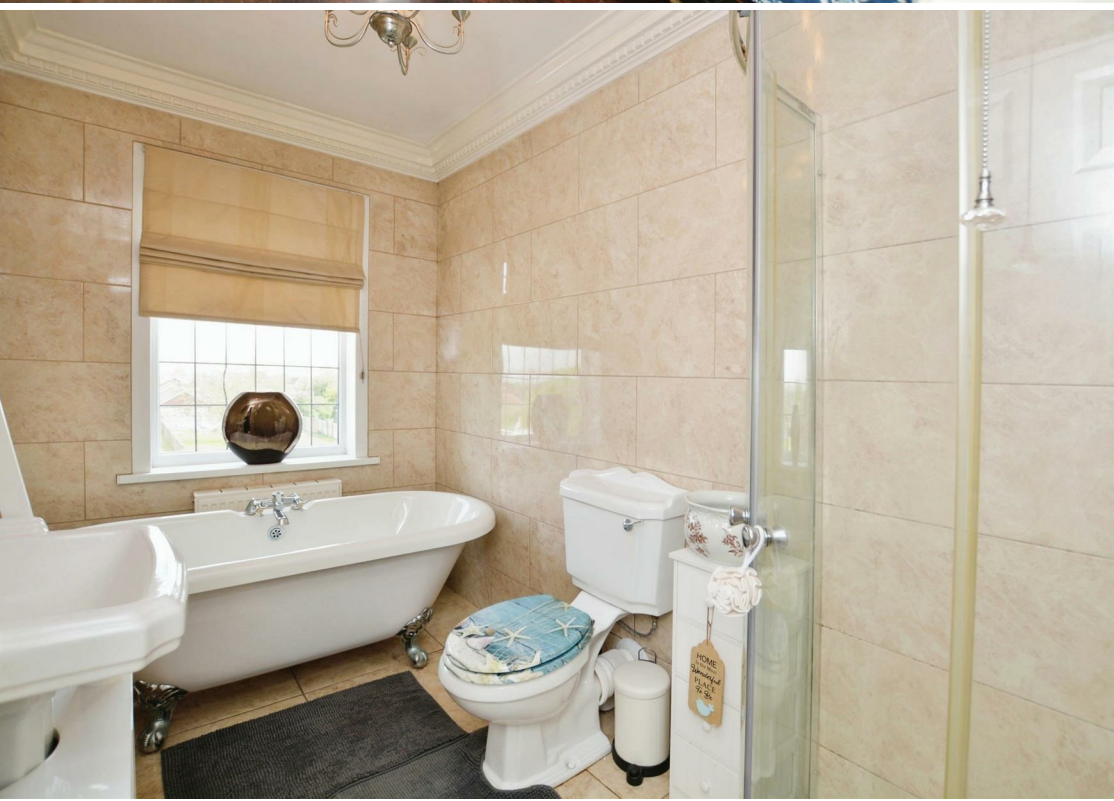
External

To the front of the property is a block paved driveway offering off road parking for multiple vehicles. Access to the rear is down the side of the property through a gate. The rear

garden is mainly laid to lawn and extremely generous in size, with decking area ideal for entertaining. The rear garden also benefits from two sheds.

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. 51.3 sq. metres



Total area: approx. 89.2 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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