



7 Dewsbury Avenue
Scunthorpe, DN15 8AP
£140,000

Bella
properties

**** NO CHAIN **** Bella Properties welcomes to the market for sale this three bedroom semi-detached home, located in the popular area of Berkeley, Scunthorpe. Absolutely ideal for a first time buyer ready to put their own stamp on, this home briefly comprises the entrance hall, living room and kitchen on the ground floor, with the landing, three bedrooms and family bathroom found on the first floor, with the converted loft room found on the second floor. Externally, there is off road parking, a low maintenance garden to the front and a concrete and lawned garden to the rear.

In a great location close to local shops, supermarkets and transport links, this property is available now for viewings!



Hall 3'2" x 4'0" (0.98 x 1.22)

Entrance to the property is via the front door and into the hallway. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 9'10",321'6" x 12'5" (3,98 x 3.81)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on surround and uPVC bay window facing to the front of the property. Double doors lead to under stairs storage, and internal door leads to the kitchen.

Kitchen 9'10" x 12'8" (3.01 x 3.87)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated sink and drainer with space and plumbing for white goods. Internal door leads to storage cupboard which measures 0.76m x 1.25m.

Landing 9'2" x 5'3" (2.81m x 1.61m)

Carpeted with uPVC window facing to the side of the property, with internal doors leading to all three bedrooms, storage cupboard and family bathroom. Stairs lead to the loft room.

Bedroom One 11'1" x 9'8" (3.38 x 2.97)

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

Bedroom Two 9'8" x 10'8" (2.96 x 3.27)

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

Bedroom Three 6'1" x 6'7" (1.87 x 2.02)

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

Bathroom 5'3" x 6'1" (1.61 x 1.87)

Carpeted with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink and shower cubicle.

Loft Room 15'7" x 10'7" (4.76 x 3.23)

Carpeted with uPVC window facing to the side of the property.

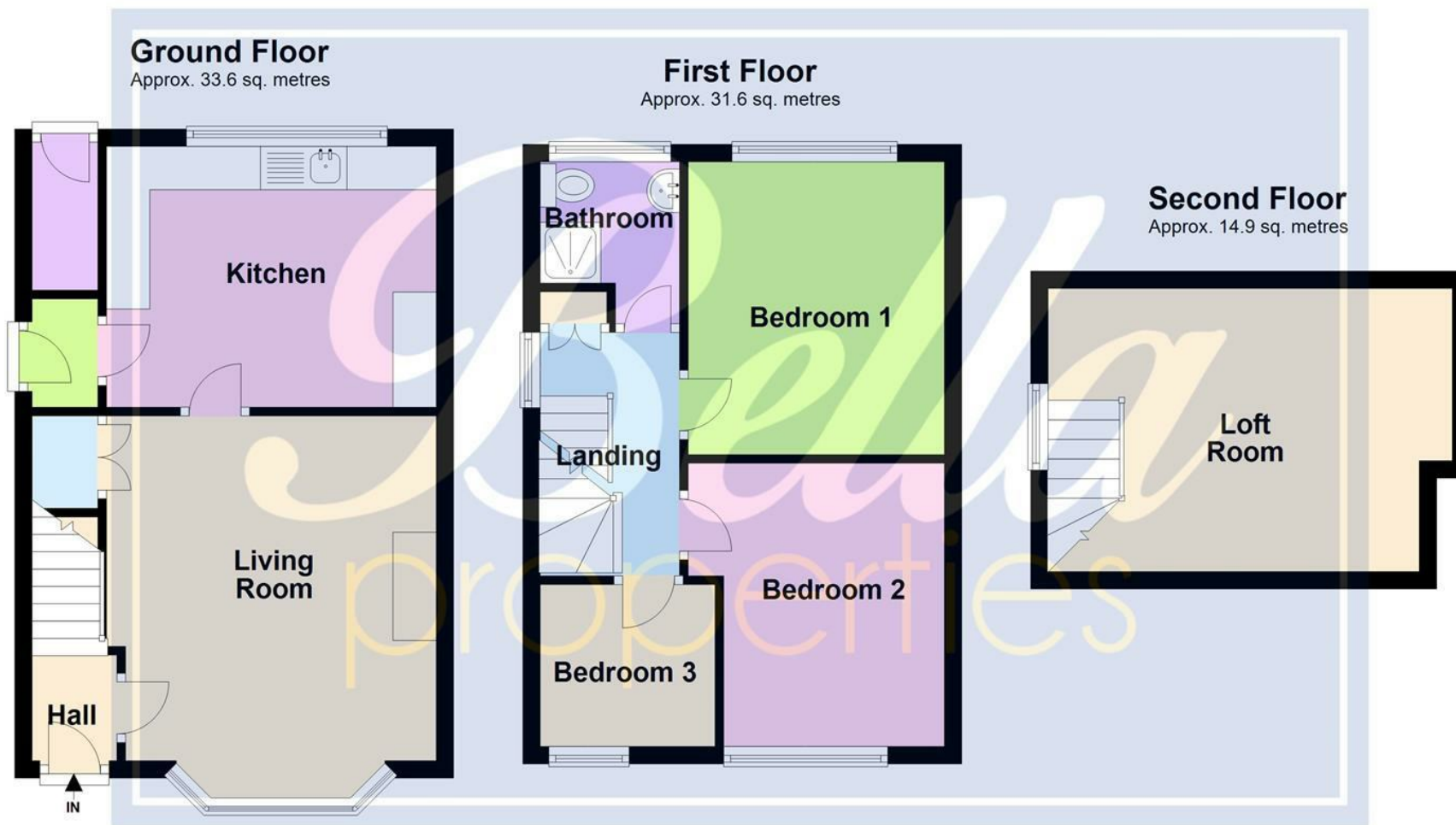
External

To the front of the property is a low maintenance gravelled garden with a driveway offering off road parking. The driveway leads to the rear where you will find a concrete garden which is also laid to lawn, with established shrubs and borders, and a large storage shed.

Disclaimer







Total area: approx. 80.1 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		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		