



**56 Bedford Way
Scunthorpe, DN15 8GF
£135,000**

Bella
properties

**** PERFECT FIRST TIME BUY ****

Immaculately presented by the current owners, Bella Properties welcomes to the market this beautiful, extended, two bedroom semi detached home, located on Bedford Way, Scunthorpe. Ready to move into with neutral décor throughout, this home would be ideal for a first time buyer or small family and briefly comprises the kitchen, W/C, open plan dining room and living room found on the ground floor, with the landing, two bedrooms and bathroom on the first floor. Externally, there is well presented gardens to both the front and rear, off road parking and a shed for storage.

Situated in a great location on the always popular Normanby Grange Estate in Scunthorpe, this property is close to schools, transport links and within a short distance of Scunthorpe town centre.

Viewings are now available and come highly recommended to not miss out on this stunning home!



Kitchen 12'6" x 12'2" (3.82 x 3.73)

Entrance to the property is via the front door and into the kitchen. Wooden flooring with central heating radiator and uPVC window facing to the front of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer with space and plumbing for white goods. Internal doors leads to W/C and living room, carpeted stairs lead to the first floor accommodation.

Living Room 12'7" x 11'11" (3.86 x 3.65)

Open plan with the dining room, carpeted with central heating radiator.

W/C 2'10" x 5'6" (0.87 x 1.70)

A two piece suite consisting of toilet and sink.

Dining Room 8'7" x 10'11" (2.64 x 3.34)

Open plan with the living room, carpeted with central heating radiator and spotlights. uPVC French doors lead to the rear garden with further uPVC window facing to the side of the property.

Landing 10'7" x 5'8" (3.23 x 1.75)

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

Bedroom One 11'5" x 9'3" (3.5 x 2.83)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Includes walk-in wardrobe which measures 2.29m x 0.89m.

Bedroom Two 6'5" x 12'8" (1.97 x 3.88)

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

Bathroom 5'9" x 5'10" (1.76 x 1.78)

Tiled flooring with part tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink with vanity unit.

External

To the front of the property is a low maintenance garden with a gravelled driveway offering off road parking. Access to the rear is through a wooden gate where you will find a well presented garden with Astroturf and Indian sandstone tiles, as well as a shed for storage.

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. 37.8 sq. metres



First Floor

Approx. 28.6 sq. metres



Total area: approx. 66.5 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		90
(81-91) B		
(69-80) C		76
(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		
(1-20) G		
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