



44 Granville Road  
Scunthorpe, DN15 8GS  
£122,500

*Bella*  
properties

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

Bella Properties welcome to the market for sale this well presented two bed semi-detached house, located on the always popular Normanby Grange Estate in Scunthorpe. Close to schools, transport links and within a short walking distance of Scunthorpe town centre., this home will appeal to first time buyers, investors or small families.

The property itself briefly comprises of an entrance hallway, living room and kitchen on the ground floor, with landing into both bedrooms and bathroom on the first floor. Externally, to the front you will find a low maintenance garden with off road parking, with a lawned garden to the rear with shed and decking area for entertaining.

Viewings are available now on this home and come highly recommended!



**Hall** 2'9" x 9'3" (0.86 x 2.84)

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

**Living Room** 13'9" x 9'5" (4.21 x 2.89)

Carpeted with coving to the ceiling and uPVC window facing to the front of the property. Includes door to understairs toilet and internal door leading to the kitchen.

**W/C** 2'11" x 6'2" (0.89 x 1.89)

Carpeted with low level w/c and hand wash basin.

**Kitchen/Diner** 7'9" x 12'7" (2.38 x 3.85)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear. A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated sink and drainer, integrated oven with hob and overhead extractor fan. Space fridge freezer and plumbing for washer. External door gives access to the rear garden.

**Landing** 5'9" x 6'9" (1.77 x 2.07)

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

**Bedroom One** 8'2" x 12'7" (2.5 x 3.85)

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

**Bedroom Two** 12'7" x 8'2" (3.85 x 2.5)

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

**Bathroom** 6'11" x 5'6" (2.11 x 1.68)

Vinyl effect flooring with uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink and bath.

**External**

To the front of the property is a garden with gravelled driveway providing off ample road parking leading up to the access gate to rear. The rear garden is mainly laid to lawn with decking area for entertaining and wooden shed for storage.

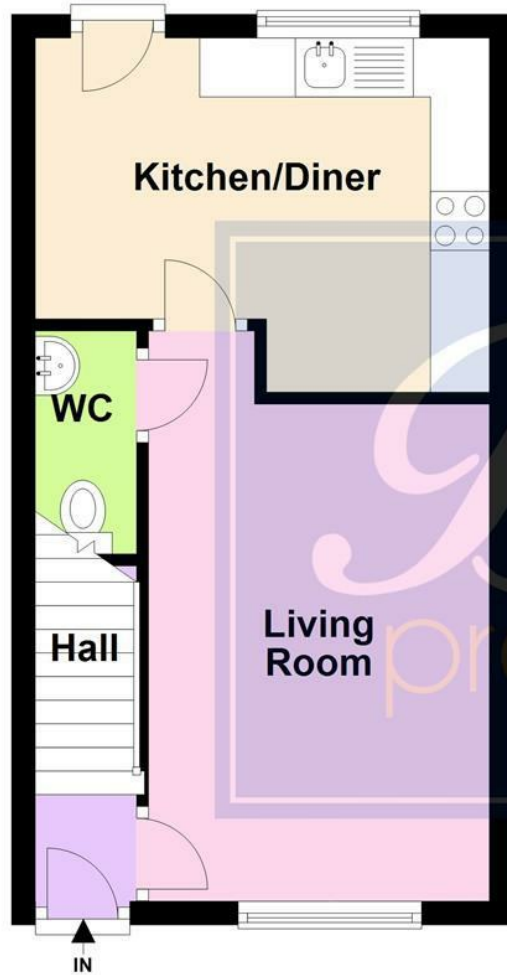
**Disclaimer**

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## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.