



**35 Orchid Rise**  
**Scunthorpe, Lincolnshire DN15 7AN**  
**£145,000**

*Bella*  
properties

**\*\* CHAIN FREE \*\* \*\* ATTENTION FIRST TIME BUYERS \*\***

Tucked away in a cul de sac location, this three bedroom semi detached home is brought to the market by Bella Properties. Located in the popular Hospital area of Scunthorpe, this home is a great purchase for any buyer looking to get on the property ladder!

The property itself briefly comprises of a hall, lounge, dining room, kitchen, landing, three bedrooms and family bathroom. Externally there is off road parking to the front and a low maintenance, private garden to the rear.

Viewings are available immediately and come highly recommend to appreciate this home.



### **Entrance Hall**

Entrance is gained via the front door with glass insert, into a carpeted hallway with wall-ceiling coving and central heating radiator. Door leading into the lounge and stairs to the first floor.

### **Lounge**

14'4" x 11'8" (4.38 x 3.56)

Carpeted with wall-ceiling coving, leaded double glazed window and central heating radiator. Door leading to the dining room.

### **Dining Room**

9'9" x 7'6" (2.99 x 2.29)

Vinyl effect flooring with wall-ceiling coving, central heating radiator and sliding patio door into the rear garden. Open archway leading into the kitchen.

### **Kitchen**

9'9" x 6'10" (2.99 x 2.09)

Vinyl effect flooring with light-wood effect base and wall units, sink with drainer, built-in oven and gas hob, space for two appliances, under stairs storage cupboard and central heating radiator. Leaded double glazed window and door leading into the rear.

### **Landing**

Carpeted with leaded double glazed window and loft hatch access. Doors leading to all first floor rooms.

### **Bedroom One**

13'1" x 11'3" (3.99 x 3.44)

Carpeted with central heating radiator and leading double glazed front facing window.

### **Bedroom Two**

11'4" x 7'9" (3.47 x 2.38)

Carpeted with central heating radiator and leading double glazed rear facing window.

### **Bedroom Three**

9'10" x 6'8" (3.00 x 2.05)

Carpeted with over stairs storage cupboard, central heating radiator and leading double glazed front facing window.

### **Bathroom**

6'8" x 6'2" (2.04 x 1.90)

Tile effect vinyl flooring with white three piece suite, including walk-in shower, toilet and sink with storage cupboards. Half tiled walls, central heating radiator and leaded double glazed frosted window.

### **External**

Off road parking for two at the front, access down the side of

the property to a private, non overlooked rear garden, enclosed and stabbed patio. Shed for outdoor 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



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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.