



**89a/b Digby Street Digby Street
Scunthorpe, DN15 7LU
Offers In The Region Of £90,000**

Bella
properties

Great investment opportunity! Located on Digby Street, Scunthorpe, Bella Properties welcomes to the market this two bedroom terrace house, currently utilised as two one bedroom flats with own kitchens, living rooms and bathrooms, with loft room in the first flat currently used as an additional bedroom to the first floor flat. Both with tenants already in place, this property is located in a convenient location close to Scunthorpe town centre's many amenities. Viewings are now available for this property and by appointment only.

The property briefly comprises the entrance hall, bedroom, living room, kitchen and bathroom on the ground floor, with the landing, bedroom, living room, kitchen and shower room found on the first floor. Externally, there is low maintenance gardens to both the front and rear.



Hall 2'11" x 12'1" (0.91 x 3.69)

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

GF Bedroom One 12'1" x 9'9" (3.69 x 2.99)

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

GF Living Room 12'7" x 13'1" (3.84 x 4.0)

Carpeted with central heating radiator and uPVC window facing to the rear of the property. Internal door leads to under stairs storage.

GF Kitchen 12'3" x 7'2" (3.74 x 2.2)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with counters, splashbacks, integrated sink and drainer and space and plumbing for white goods.

GF Bathroom 6'10" x 7'2" (2.09 x 2.2)

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

Landing 13'1" x 5'1" (4.0 x 1.57)

Carpeted with internal doors leading to bedroom and living room.

FF Bedroom One 12'1" x 13'1" (3.7 x 4.0)

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

FF Living Room 10'2" x 13'1" (3.11 x 4.0)

Vinyl effect wood flooring with central heating radiator, and uPVC window facing to the rear of the property.

FF Kitchen 7'2" x 15'10" (2.19 x 4.84)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height units with counters and splashbacks, integrated sink and drainer and space and plumbing for white goods.

FF Shower Room 4'3" x 8'3" (1.32 x 2.53)

Tiled flooring with tiled walls and central heating radiator. A three piece suite consisting of sink with vanity unit, toilet and double shower cubicle.

Loft Room 12'3" x 11'10" (3.75 x 3.61)

Currently utilised as second bedroom to the first floor flat.

External

To the front of the property is a low maintenance garden, to the rear is a concrete garden with rear access.

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.







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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