



79 Neville Crescent
Scunthorpe, Lincolnshire DN15 9XL
£135,000

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properties

**** NO CHAIN **** Bella Properties brings to the market this three bed semi detached property located on Neville Crescent in Winterton. Absolutely ideal for a first time buyer or family, the property itself briefly comprises of a living room and kitchen on the ground floor, with landing, all three bedrooms and family bathroom on the first floor. Externally, the front and rear is mainly lawned with a driveway offering off road parking leading to a brick built garage.

Located close to both the local amenities in Winterton as well as transport links to nearby Scunthorpe, Barton and Hull, this lovely home is ready to move into! Viewings are available now and come highly recommended to appreciate this home.



Living Room 12'2" x 17'10" (3.72 x 5.45)

Entrance to the property is via the front door and into the living room. A good sized living area with wooden flooring throughout and coving to the ceiling. Includes central heating radiator and featured inset gas fireplace. Carpeted stairs lead to the first floor, door leads to the kitchen and uPVC window faces to the front of the property.

Kitchen 9'10" x 17'10" (3.02 x 5.45)

Entrance from the living room, vinyl effect tiled flooring with coving to the ceiling. A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated dishwasher, integrated washing machine, integrated fridge/freezer and integrated sink and drainer, with space for freestanding oven. Central heating radiator, uPVC window facing to the rear of the property, and further uPVC window facing to the side of the property. uPVC double doors lead to the rear garden. The kitchen offers a good space to also accommodate for a dining area.

Landing 7'0" x 5'8" (2.14 x 1.73)

Fully carpeted throughout with coving to the ceiling and uPVC window facing to the side of the property. Doors lead to all three bedrooms and family bathroom.

Bedroom One 11'10" x 12'2" (3.62 x 3.73)

Entrance from the landing, a good sized bedroom. Fully carpeted throughout with coving to the ceiling and central heating radiator. uPVC window faces to the front of the property.

Bedroom Two 10'0" x 9'11" (3.07 x 3.04)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 9'3" x 7'0" (2.83 x 2.15)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the front of the property.

Bathroom 5'5" x 7'6" (1.67 x 2.31)

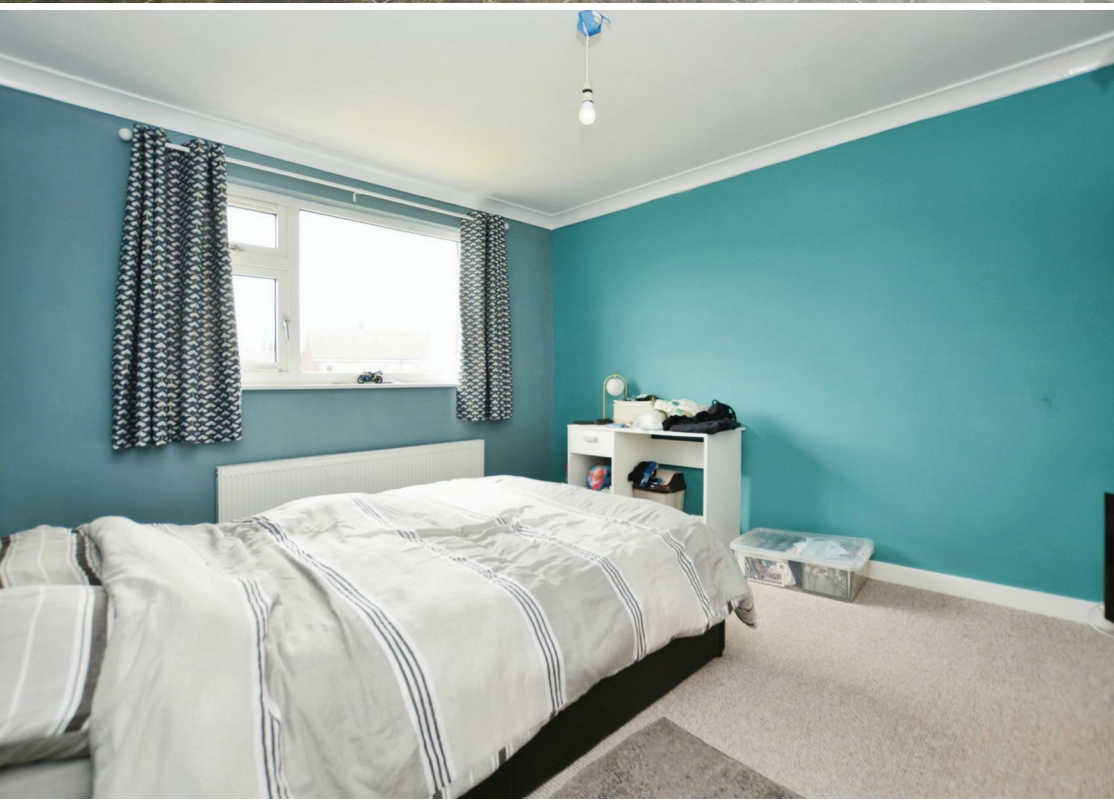
Entrance from the landing, a three piece suite consisting of bath tub with overhead electric shower, toilet and sink. uPVC window faces to the rear of the property.

External

The front of the property is a mainly lawned garden with a driveway to the side for off road parking. The driveway leads to the brick built garage. The rear is accessible through a gate, to the rear you will find a mainly lawned garden with established shrubs and borders. The rear offers a good level of privacy.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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		
Not environmentally friendly - higher CO ₂ 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.