



FOR SALE  
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5 South Ridge Crescent  
Scunthorpe, DN17 2QE  
£190,000

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**\*\* NO ONWARD CHAIN \*\***

In the highly desirable Bottesford area of Scunthorpe, this three-bedroom extended semi-detached home is being sold chain free and brought to the market by Bella Properties. Well-presented throughout, this home boasts a sitting room, a great sized lounge/ dining area, a downstairs W/C and a detached garage. Close to local schools, amenities and transport links, this home is in an ideal position for families or couples alike.

The property itself is briefly comprised of the spacious entrance hallway, lounge/ diner, kitchen, W/C and sitting room on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Outside there is a lawned garden to the front, a driveway for off road parking, a detached garage and Astro turf to the rear with patio seating area.

Situated on the quiet cul-de-sac, viewings are now available and come recommended.



### **Entrance Hall**

Entrance to the property is via the side door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the W/C, lounge/diner, kitchen and sitting room. uPVC window faces to the side of the property and door gives external access. Carpeted stairs lead to the first floor accommodation.

### **Lounge/Diner** 16'0" x 17'10" (4.9 x 5.44)

Carpeted with coving to the ceiling, two central heating radiators and coal effect gas fire set on a tiled hearth with solid wood surround. uPVC windows face to the front and side of the property.

### **Kitchen** 10'9" x 11'2" (3.29 x 3.41)

Tiled flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted wooden oak units with integrated oven, electric hob and overhead extractor fan, and space and plumbing for white goods.

### **Sitting Room** 9'5" x 11'10" (2.89 x 3.61)

Beech effect laminate flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear and side of the property.

### **W/C** 4'0" x 2'7" (1.24 x 0.79)

A two piece suite consisting of toilet and sink.

### **Landing** 7'1" x 10'0" (2.17 x 3.06)

Carpeted with coving to the ceiling and uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and bathroom.

### **Bedroom One** 13'7" x 10'4" (4.16 x 3.17)

Beech effect laminate flooring, coving to the ceiling, central heating radiator and uPVC window facing to the front of the property with far reaching views of the Trent Valley.

### **Bedroom Two** 13'4" x 10'4" (4.08 x 3.17)

Carpeted flooring, coving to the ceiling, central heating radiator, built in storage and uPVC window facing to the rear of the property overlooking the garden.

### **Bedroom Three** 9'7" x 7'1" (2.93 x 2.17)

Beech effect laminate flooring, coving to the ceiling, central heating radiator and uPVC window facing to the side of the property.

### **Bathroom** 7'1" x 8'8" (2.17 x 2.65)

Vinyl flooring, coving to the ceiling, 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 lawned garden with established shrubs, and a wide driveway offering off road parking. The driveway leads to a large, detached garage measuring 22ft by 14ft and rear garden. The rear garden benefits from low maintenance AstroTurf and a lovely patio area ideal for entertaining.

### **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.

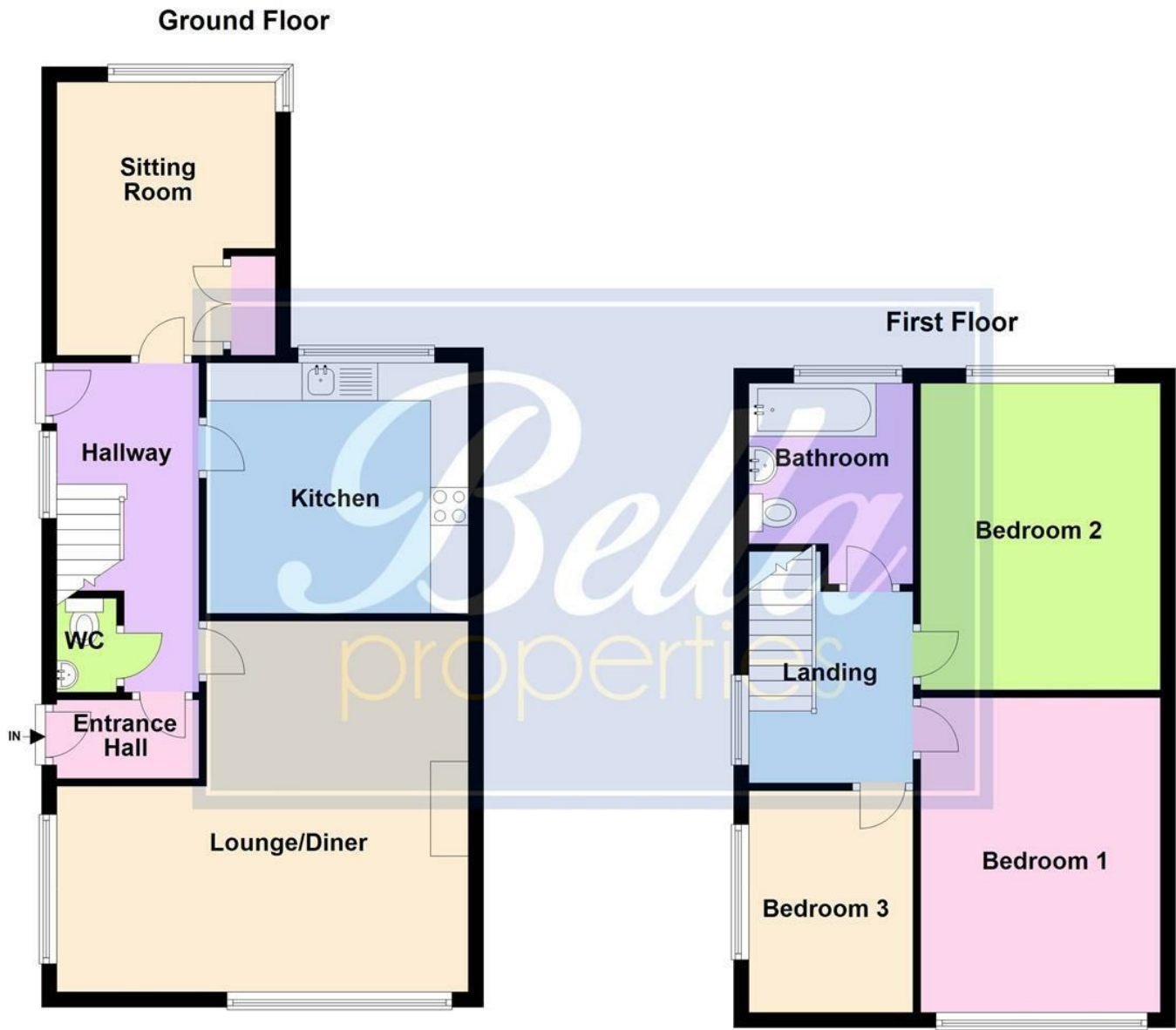












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</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.