



51 Fulbeck Road
Scunthorpe, DN16 2LH
£130,000

Bella
properties

Sold with no chain for ease of purchase, Bella Properties brings to the market for sale this ideal first time buyer or investment opportunity on Fulbeck Road, in the popular residential area of Lincoln Gardens. Close to handy amenities such as shops, local schools and transport links, as well as close proximity to Ashby High Street, this home comprises the entrance hallway, living and dining room and kitchen on the ground floor, with the landing, three bedrooms and bathroom found on the first floor. Externally, there are lawned gardens to both the front and rear, with a driveway offering plenty of off road parking, a garage and a shed.

Ready for any buyer to put their own stamp on, viewings are now available on this home and come recommended!



Hallway 6'1" x 14'9" (1.87 x 4.52)

Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the dining room and under stairs storage. Carpeted stairs lead to the first floor accommodation. uPVC window faces to the side of the property.

Living Room 11'10" x 11'11" (3.61 x 3.64)

Open plan with the dining room. Coving to the ceiling, central heating radiator, electric fireplace set on brick surround and uPVC bay window facing to the front of the property.

Dining Room 10'0" x 11'11" (3.06 x 3.64)

Coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Kitchen 11'11" x 6'0" (3.65 x 1.84)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC windows and doors to the rear garden. Base height and wall mounted units with complimentary counters and tiled splashbacks, integrated sink and drainer, integrated oven with gas hob and overhead extractor fan, and space and plumbing for white goods.

Landing 6'5" x 9'2" (1.96 x 2.8)

Internal doors lead to all three bedrooms and bathroom. uPVC window faces to the side of the property.

Bedroom One 11'11" x 11'9" (3.64 x 3.59)

Built in wardrobes, central heating radiator and uPVC window facing to the front of the property.

Bedroom Two 9'11" x 11'3" (3.03 x 3.44)

Built in wardrobes, coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 6'7" x 5'11" (2.03 x 1.81)

Coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bathroom 5'8" x 6'5" (1.73m x 1.96m)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of toilet, sink and bathtub with overhead electric shower.

External

To the front of the property is a lawned garden with a driveway offering off road parking. The driveway continues to the rear garden which is mainly laid to lawn, with garage and shed for 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.

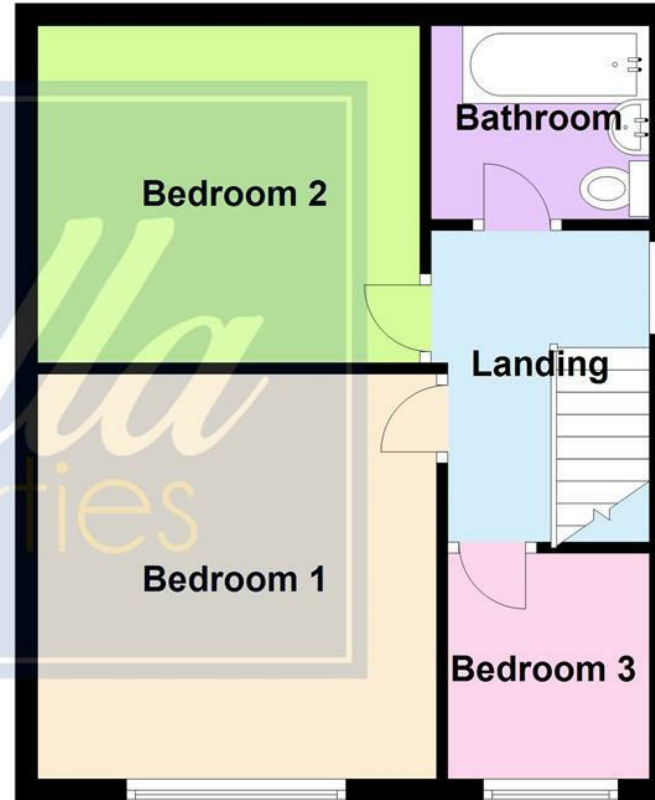




Ground Floor



First Floor



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 | | 84 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (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 | | |
| | | EU Directive 2002/91/EC |