



28 Bridges Road
Scunthorpe, DN17 1LP
£120,000

Bella
properties

Sold with no forward chain for ease of purchase, Bella Properties welcomes to the market this ideal opportunity for a first time buyer! Located on Bridges Road in Scunthorpe, this home boasts two double bedrooms, two reception rooms, and a downstairs W/C. Located close to amenities including shops, restaurants and transport links, viewings are now available!

The property briefly comprises the entrance hallway, lounge, dining room, kitchen, rear porch, W/C and utility on the ground floor, with the landing, three bedrooms, W/C and bathroom on the first floor. Externally, there are lawned gardens to both the front and rear.



Hall 6'4" x 13'9" (1.94 x 4.21)

Entrance to the property is via the front uPVC door and into the hallway. Internal door leads to the lounge and opening to the kitchen, with carpeted stairs to the first floor accommodation.

Lounge 13'9" x 12'4" (4.21 x 3.78)

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

Kitchen 9'10" x 9'10" (3.01 x 3.01)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window and door to the rear porch. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for washer.

Dining Room 9'9" x 9'10" (2.99 x 3.01)

Vinyl effect flooring with coving to the ceiling, central heating radiator and double doors to the rear garden.

Rear Porch 4'0" x 11'6" (1.22 x 3.53)

Leading to the W/C and utility with external door giving rear access.

W/C 2'2" x 5'2" (0.68 x 1.58)

Downstairs W/C with window to the side of the property.

Utility 3'2" x 5'2" (0.99 x 1.58)

Additional storage space.

Bedroom One 12'4" x 10'7" (3.76 x 3.23)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window facing to the front of the property.

Bedroom Two 13'5" x 8'6" (4.09 x 2.6)

Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

Bedroom Three 7'4" x 7'0" (2.24 x 2.15)

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

Bathroom 5'4" x 5'4" (1.64 x 1.64)

Tiled walls with central heating radiator and uPVC window

facing to the rear of the property. A two piece suite consisting of bathtub with overhead shower and sink.

W/C 4'7" x 2'3" (1.42 x 0.69)

W/C with uPVC window facing to the rear of the property.

External

To the front of the property is a lawned garden. To the rear is a garden which is also laid to lawn with summer house.

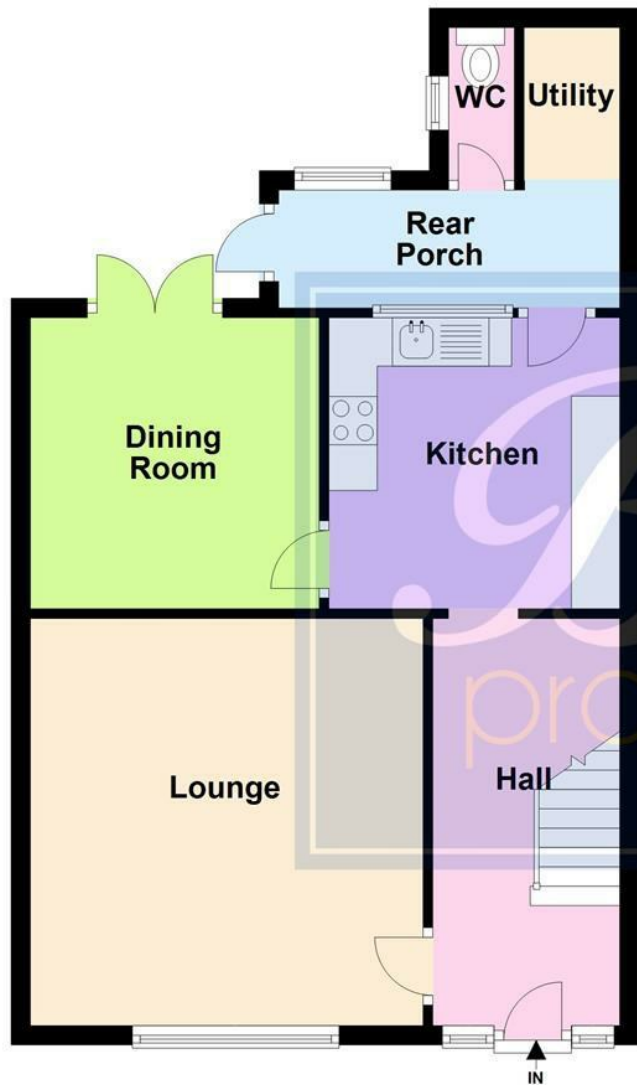
Disclaimer

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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		86
(81-91) B		
(69-80) C	70	
(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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