



25 Lavender Way
Scunthorpe, DN15 6BT
£115,000

Bella
properties

**** NO CHAIN ** ** ATTENTION INVESTORS AND FIRST TIME BUYERS ****

Bella Properties welcomes to the market this two bedroom end of terrace property located on Lavender Way, Scunthorpe. Ideal for a first-time buyer or investor, this home is ready for any buyer to put their own stamp on, with the hall, living room and kitchen found on the ground floor, and landing, the two bedrooms and bathroom found on the first floor. Externally, you will find low maintenance gardens to the front and rear with space for off road parking.

Located close to Scunthorpe's town centre amenities including shops, schools and restaurants, as well as transport links to further afield, this property is in an ideal location. Viewings are available now and come recommended to appreciate this home!



Hall 4'1" x 2'8" (1.25 x 0.82)

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

Living Room 13'6" x 12'7" (4.14 x 3.85)

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

Kitchen 9'10" x 12'7" (3.02 x 3.85)

Vinyl effect flooring with central heating radiator and uPVC window and door to the rear of the property. Base height and wall mounted units with counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer, with space and plumbing for white goods.

Landing 6'0" x 8'5" (1.85 x 2.57)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 8'3" x 12'7" (2.52 x 3.85)

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

Bedroom Two 12'7" x 8'6" (3.85 x 2.6)

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

Bathroom 6'4" x 6'2" (1.95 x 1.9)

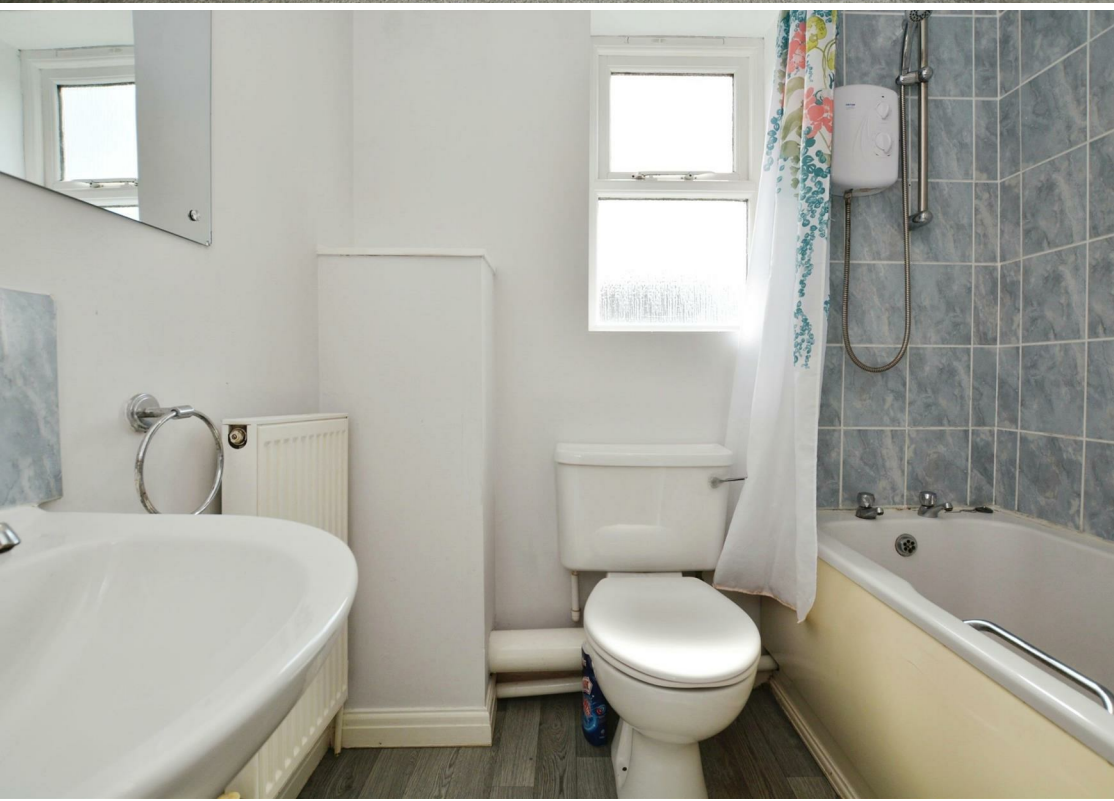
Vinyl effect flooring with central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

External

To the front of the property is a low maintenance garden, the rear garden is mainly laid to lawn with tiled patio area and wooden storage shed. The property also benefits from a gravelled area to the rear, for off road parking.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(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.