



**10 Copplestone Court Torrington Road
Scunthorpe, DN17 1UW
£85,000**

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We are delighted to present to the market this end terrace house, available for sale through Bella Properties. Suited ideally for first-time buyers, this property offers an excellent opportunity to put your stamp on a home that's ripe for renovation and sold as seen.

The property itself comprises the entrance hallway with built in storage, living room, kitchen and W/C on the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there is a lawned garden to the front with a space for off road parking.

In a convenient location, this property is well-connected with excellent public transport links, ensuring an easy commute. Furthermore, it is conveniently close to local amenities, so you'll have everything you need within easy reach.



Hallway 13'9" x 5'10" (4.21 x 1.8)

Entrance to the property is via the side door and into the hallway. Vinyl effect wood flooring with coving to the ceiling, uPVC window facing to the side of the property and internal doors leading to built in storage measuring 1.8m x 0.62m, the kitchen, living room and W/C. External door gives access to the rear of the property.

Kitchen 15'10" x 8'2" (4.83 x 2.5)

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

Living Room 15'9" x 10'10" (4.82 x 3.31)

Carpeted with central heating radiator, electric fireplace set on marble effect surround and uPVC windows facing to the front and rear of the property.

W/C 5'2" x 2'6" (1.59 x 0.78)

A two piece suite consisting of toilet and sink.

Landing

Carpeted with internal doors leading to the three bedrooms, bathroom and storage cupboards.

Bedroom One 9'2" x 10'1" (2.81 x 3.09)

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

Bedroom Two 7'10" x 10'10" (2.41 x 3.32)

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

Bedroom Three 9'2" x 7'10" (2.81 x 2.4)

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

Bathroom 10'9" x 5'7" (3.3 x 1.71)

Vinyl effect wood flooring with part tiled walls, 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.

External

To the front of the property is a lawned garden, with a space 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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		

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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, independant investigation of the property the determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.