



**7 Gloucester Avenue
Scunthorpe, DN16 2DN
£135,000**

Bella
properties

Welcome to Gloucester Avenue where Bella Properties are marketing for sale this spacious three bedroom semi detached home. Absolutely ideal for a family, this property boasts three bedrooms, two of which are spacious double rooms, with the primary bedroom benefiting from built-in wardrobes, providing ample storage space. It also features a sizeable living area.

Located in a great location, this property is conveniently situated near schools, local amenities, and parks. The property itself briefly comprises the entrance porch and hallway, living room, dining room and kitchen on the ground floor, with the landing, three bedrooms and family bathroom found on the first floor. Externally, there are lawned gardens to the front, rear and side of the property, a detached garage as well as a shed.

Viewings are now available and come highly recommended.



Porch 10'5" x 2'3" (3.2 x 0.71)

Entrance to the property is via the front door and into the porch. Windows face to the front of the property and internal door leads to the hallway.

Hallway 6'11" x 10'6" (2.13 x 3.22)

Carpeted with central heating radiator and internal door leading to the living room. Carpeted stairs lead to the first floor accommodation.

Living Room 20'10" x 14'11" (6.37 x 4.56)

A spacious living area with carpet throughout, two central heating radiators, gas fireplace set on brick and wood effect surround and uPVC bay window facing to the front of the property.

Kitchen 12'9" x 13'0" (3.91 x 3.98)

Vinyl effect tiled flooring with central heating radiator and uPVC windows facing to the front and rear of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks and space and plumbing for white goods. Includes storage space which measures 1.49m x 1.3m.

Dining Room 8'11" x 6'5" (2.74 x 1.98)

Vinyl effect tiled flooring with central heating radiator and uPVC French doors leading to the rear garden.

Landing 7'3" x 8'2" (2.21 x 2.49)

Carpeted with uPVC window facing to the side of the property and internal doors leading to all three bedrooms and bathroom.

Bedroom One 14'2" x 11'4" (4.33 x 3.46)

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

Bedroom Two 9'2" x 14'2" (2.8 x 4.34)

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

Bedroom Three 9'8" x 8'5" (2.95 x 2.57)

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

Bathroom 5'6" x 7'4" (1.68 x 2.24)

Vinyl effect 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, toilet and sink.

External

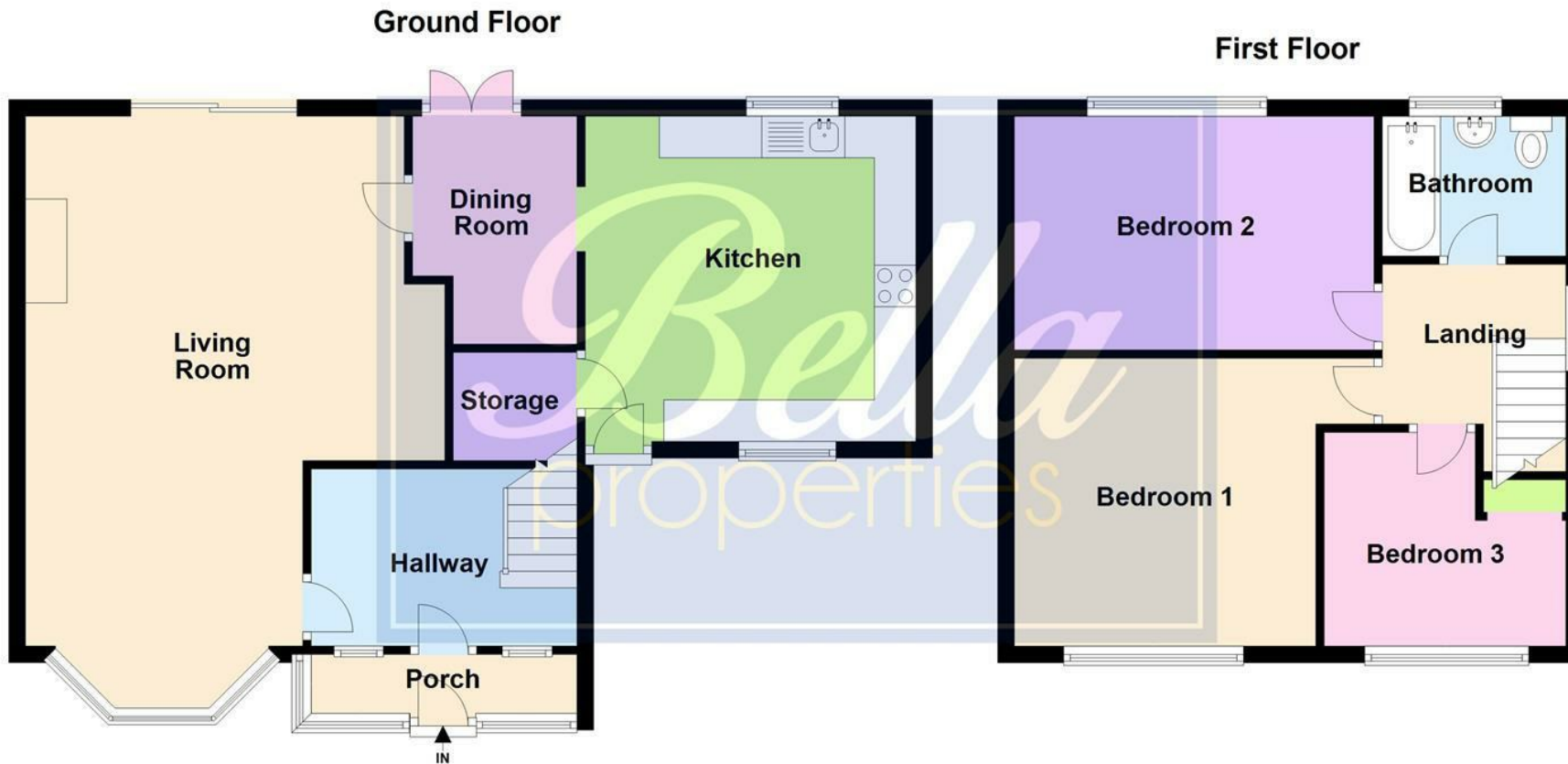
To the front of the property is a lawned garden with shrubs, with a path to the entrance of the property. The lawned garden continues to the side of the property where you will also find a detached garage. The rear garden is also laid to lawn with established shrubs and shed for further outdoor storage.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		51
(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.