



8 Avon Road
Scunthorpe, DN16 1EP
£125,000

Bella
properties

Bella Properties welcomes to the market for sale this lovely three bedroom semi detached property located on Avon Road, Scunthorpe. This property is a fantastic investment opportunity with a tenant already in situ, so perfect for any landlords aiming to expand their current portfolio.

This home benefits from two reception rooms, a spacious kitchen diner, three bedrooms, two of which are double and a three piece bathroom. Externally, there is off road parking with a block paved drive, lawned garden to the rear and a garage for any outdoor storage.

Within easy reach of local amenities including shops, restaurants, local schools and transport links, this home presents an excellent purchase for investors and viewings are now available!



Hall 3'10" x 3'10" (1.17 x 1.19)

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

Living Room 12'11" x 12'11" (3.96 x 3.96)

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

Kitchen/Diner 10'0" x 16'4" (3.06 x 5.0)

Vinyl effect flooring with central heating radiator, uPVC window and door leading to the conservatory and further uPVC window facing to the side of the property. Base height and wall mounted wooden units with complimentary counters, splashbacks, integrated sink and drainer and space and plumbing for white goods. Includes under stairs storage cupboard.

Conservatory 15'9" x 11'2" (4.82 x 3.42)

Vinyl effect wooden flooring with central heating radiator and uPVC windows and doors facing to the rear of the property.

W/C 5'4" x 3'3" (1.65 x 1.01)

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

Landing 6'0" x 10'4" (1.83 x 3.17)

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

Bedroom One 12'11" x 10'0" (3.95 x 3.06)

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

Bedroom Two 10'2" x 10'0" (3.1 x 3.07)

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

Bedroom Three 6'9" x 6'0" (2.07 x 1.83)

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

Bathroom 6'0" x 6'4" (1.83 x 1.94)

Tiled flooring with part tiled walls, central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of bathtub, toilet and sink.

External

To the front of the property is a low maintenance garden with a driveway for off road parking. The rear garden is mainly laid to lawn with garage and patio area.

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.







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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	