



13 Rosemount Drive
Scunthorpe, DN16 2RJ
£135,000

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**** NO CHAIN **** A great opportunity has arisen to purchase this two bedroom semi detached property on Rosemount Drive in Ashby, Scunthorpe. This home is tucked away in a quiet location on a cul-de-sac, whilst also been in close proximity of Ashby Broadway's shops, amenities and also walking distance to local schools.

Well presented throughout, this home briefly comprises the entrance porch, living room, kitchen and conservatory on the ground floor, with low maintenance gardens to both the front and rear, as well as a detached brick built garage and space for off road parking.

Absolutely ideal for a first time buyer or investor, viewings are now available on this lovely home!



Porch

Entrance to the property is via the front door and into the porch. Internal door leads to the living room.

Living Room 13'6" x 11'10" (4.13 x 3.61)

Carpeted with central heating radiator, electric fireplace set on marble and wood effect surround and uPVC window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

Kitchen 8'7" x 11'10" (2.62 x 3.61)

Vinyl effect wooden flooring with central heating radiator and uPVC window facing to the conservatory. Base height and wall mounted modern units with wooden counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

Conservatory

A lovely additional seating area. Brick based construction with wooden flooring, central heating radiator and uPVC windows and doors leading to the rear garden.

Landing

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

Bedroom One 8'8" x 11'10" (2.65 x 3.62)

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

Bedroom Two 11'10" x 6'7" (3.61 x 2.01)

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

Bathroom 6'6" x 5'7" (1.99 x 1.72)

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

External

To the front of the property is a lawned garden with established shrubs and a pathway to the entrance of the property. The rear garden is paved patio with gravel area and established shrubs. To the side of the property is a detached brick built garage with 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.





Ground Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

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		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
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