



**37 Crosby Avenue**  
**Scunthorpe, DN15 8PA**  
**£149,950**

*Bella*  
properties



**Bella Properties welcomes to the market for sale this desirable extended three-bedroom semi-detached house, located on Crosby Avenue, Scunthorpe. An ideal purchase for families or first time buyers, this home briefly comprises of the entrance hallway, W/C, spacious lounge/diner, extended kitchen and conservatory on the ground floor, with the landing, two generously sized double bedrooms, both featuring built-in wardrobes, a single bedroom, and three piece family bathroom found on the first floor. Externally, there is a lawned garden to the front of the property with a driveway offering off road parking, a detached garage and a further lawned garden to the rear with patio area.**

**Situated in a popular location, this home is in close proximity to local amenities including schools, nearby parks and supermarkets catering to all of your family's needs. Viewings are highly recommended to appreciate this home, and are now available!**



**Hallway** 7'3" x 15'3" (2.21 x 4.66)

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the lounge/diner, W/C and kitchen. Carpeted stairs lead to the first floor accommodation.

**W/C** 3'6" x 4'7" (1.07 x 1.4)

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

**Lounge/Diner** 23'3" x 11'3" (7.09 x 3.43)

Wooden flooring with coving to the ceiling, two central heating radiators, log burning stove and uPVC bay window facing to the front of the property. uPVC French doors lead to the conservatory.

**Kitchen** 17'10" x 7'3" (5.46 x 2.21)

Tiled flooring with coving to the ceiling, two central heating radiators, two uPVC windows facing to the side of the property and external door giving access to the rear garden. Plenty of storage with base height and wall mounted wooden units with integrated sink and drainer, and space and plumbing for white goods.

**Conservatory** 9'11" x 11'3" (3.03 x 3.43)

Brick based construction with tiled flooring, central heating radiator and uPVC windows and doors facing to the rear garden.

**Landing** 9'4" x 7'8" (2.87 x 2.34)

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

**Bedroom One** 13'0" x 8'6" (3.97 x 2.6)

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

**Bedroom Two** 9'10" x 8'6" (3.02 x 2.6)

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

**Bedroom Three** 7'10" x 7'8" (2.41 x 2.34)

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

**Bathroom** 5'3" x 7'8" (1.61 x 2.34)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the front of the property.

**External**

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the detached garage and rear garden. The rear garden has a large patio area and further lawned garden.

**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. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 97.9 sq. metres (1054.3 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		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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