



**19 Weymouth Crescent
Scunthorpe, DN17 1TU
£185,000**

Bella
properties

Bella Properties are delighted to present to the market for sale this immaculate semi-detached house located on Weymouth Crescent, Scunthorpe. An ideal choice for families, this home benefits from a beautiful open plan kitchen/diner, fully fitted with wood countertops, a downstairs W/C, three well-proportioned bedrooms, two of which are generous doubles and a comfortable single room. The house also features a modern bathroom, a detached garage, off road parking and well presented gardens to both the front and rear.

In a great location, this home is ideally situated close to public transport links, local amenities, and good schools, whilst also only a short walk from local parks. In summary, this property provides a fantastic opportunity to acquire a beautifully presented, well-located home. Viewings are now available!



Hallway 12'11" x 5'11" (3.95 x 1.81)

Entrance to the property is via the side door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors leading to the W/C, lounge and kitchen/diner.

W/C 5'11" x 2'10" (1.81 x 0.88)

A two piece suite consisting of toilet and sink.

Lounge 14'2" x 10'0" (4.34 x 3.06)

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

Kitchen/Diner 19'7" x 13'9" (5.97 x 4.2)

Tiled flooring with coving to the ceiling, spotlights, two central heating radiators and uPVC window and French doors facing to the rear of the property. A beautiful, modern kitchen/diner with base height and wall mounted units, complementary wooden counters and tiled splashbacks, integrated microwave, integrated sink with space for double range oven, and space and plumbing for white goods.

Landing 11'9" x 5'11" (3.59 x 1.81)

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

Bedroom One 14'2" x 12'11" (4.34 x 3.95)

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

Bedroom Two 9'6" x 13'9" (2.9 x 4.2)

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

Bedroom Three 8'1" x 9'8" (2.47 x 2.97)

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

Bathroom 7'9" x 5'11" (2.38 x 1.81)

Vinyl effect tiled flooring, fully tiled walls, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

External

To the front of the property is a lawned garden with a

driveway for off road parking. The driveway leads to detached brick built garage and rear garden which is mainly laid to lawn with wooden storage shed.

Disclaimer

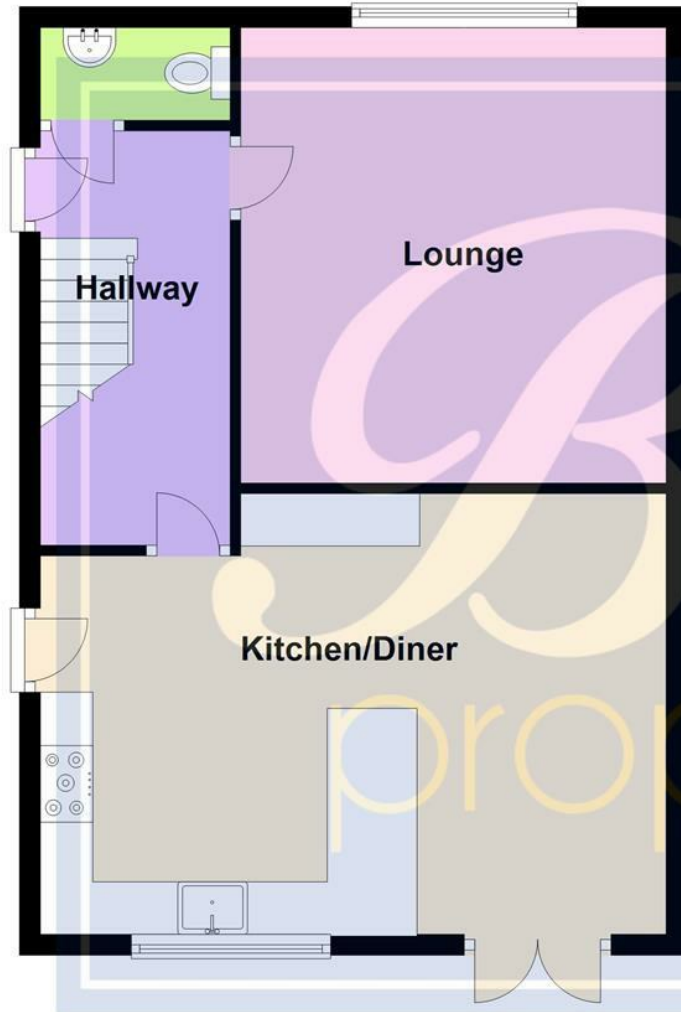
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Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 117.3 sq. metres (1262.9 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, independant investigation of the property the 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 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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