



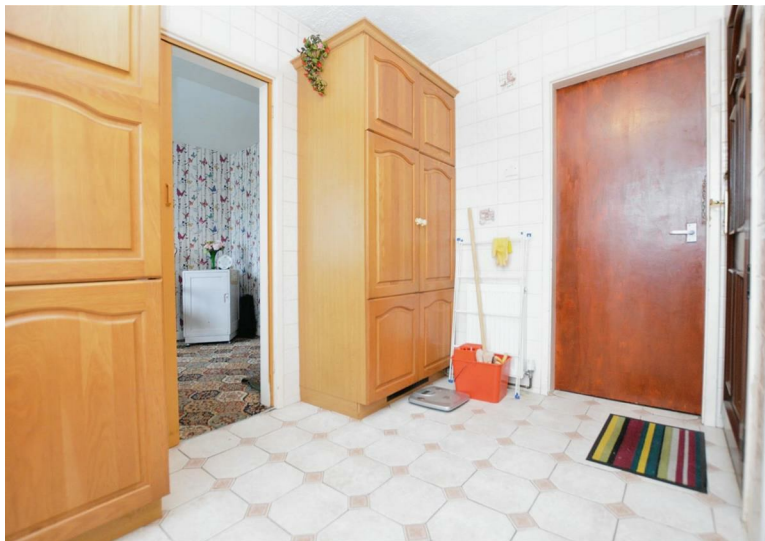
**32 Bolingbroke Road
Scunthorpe, DN17 2NH
£155,000**

Bella
properties

Sold with no ongoing chain for ease of purchase, this three bedroom semi detached home is now ready for viewings. Located on the always popular Bolingbroke Road, this home is found close to amenities including schools, shops, restaurants and transport links and would be perfect for a first time buyer or family wanting to put their own stamp on a home with great potential!

The property internally comprises of the entrance hallway, living room, dining room and kitchen on the ground floor, with the landing, three bedrooms and bathroom found on the first floor. Externally, there is off road parking, a lawned garden to the rear and detached garage.

Viewings are now available by appointment only.



Hallway 12'7" x 5'10" (3.84 x 1.78)

Entrance to the property is via the front door and into the hallway. Carpeted with central heating radiator and internal doors leading to the living room and kitchen. Carpeted stairs lead to the first floor accommodation.

Living Room 12'7" x 12'9" (3.84 x 3.89)

Carpeted with central heating radiator and electric fireplace set on marble and wood effect surround. uPVC window faces to the front of the property, double doors lead to the dining room.

Kitchen 9'8" x 11'6" (2.97 x 3.51)

Vinyl effect tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted wooden units with countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan, and space and plumbing for white goods. Internal door leads to the rear porch.

Dining Room 11'6" x 8'10" (3.52 x 2.7)

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

Landing

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

Bedroom One 12'6" x 11'5" (3.82 x 3.5)

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

Bedroom Two 10'5" x 12'4" (3.18 x 3.78)

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

Bedroom Three 7'1" x 9'11" (2.17 x 3.03)

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

Bathroom 6'3" x 6'2" (1.91 x 1.89)

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

External

The property benefits from a block paved driveway offering off road parking, with further parking in front of the property. The driveway leads to the detached garage and rear garden which is mainly laid to lawn, with wooden storage shed.

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 | | 85 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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 | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |