



56 Wilkinson Way  
Scunthorpe, DN16 3NS  
£75,000

*Bella*  
properties



**\*\* SHARED OWNERSHIP \*\*** Bella Properties welcomes to the market this lovely two bedroom flat located on Wilkinson Way, in the always popular Lakeside development of Scunthorpe. An excellent opportunity for first time buyers looking for their starter home, this property comprises of the hall, living room, kitchen, two bedrooms and bathroom. In a location within close proximity to retail parks, transport links and local parks and schools, this home is sure to appeal to young families.

- 77% Shared Ownership
- Lease Term - 99 Years from 2006
- Service Charge £83 Monthly



**Hall** 10'4" x 6'0" (3.15 x 1.84)

Entrance to the property is via the stairs, and into the hall. Internal doors lead to the living room, kitchen, two bedrooms and bathroom.

**Living Room** 18'6" x 10'3" (5.66 x 3.14)

Wooden flooring with storage heater and uPVC window facing to the rear of the property.

**Kitchen** 11'10" x 6'5" (3.61 x 1.96)

Vinyl effect wooden flooring, storage heater and uPVC window facing to the front of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven, hob and overhead extractor fan, and space and plumbing for white goods.

**Bedroom One** 10'6" x 15'5" (3.22 x 4.71)

Vinyl effect wood flooring with storage heater, built in wardrobes and uPVC window facing to the rear of the property.

**Bedroom Two** 8'7" x 9'3" (2.62 x 2.83)

Carpeted with storage heater and uPVC window facing to the front of the property. Includes built in storage cupboard.

**Bathroom** 8'7" x 4'9" (2.62 x 1.47)

Wooden flooring with tiled walls, heated towel rail and uPVC window facing to the front of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

**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



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		75	
(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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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