



1 Cemetery Road
Winterton, DN15 9UG
£119,950

Bella
properties

Sold with vacant possession, Bella Properties welcomes to the market this two bedroom semi detached home located in Winterton, Scunthorpe. Absolutely ideal for a first time buyer or investor, this home is ready for any buyer to move straight into with neutral décor found throughout.

The property itself comprises the entrance hallway, living room with its own storage space and kitchen on the ground floor, with the landing, two double bedrooms and bathroom to the first floor. Externally, there are low maintenance gardens to both the front and rear and space for off road parking.

Located close to local schools, shops, pubs and other local amenities, as well as transport links to further afield Scunthorpe, Barton-upon-Humber and Hull, this home is in a great location. Viewings are available straight away.



Hallway

Entrance to the property is via the side door and into the hall. Internal door leads to the kitchen and carpeted stairs lead to the first floor.

Kitchen 15'10" x 8'5" (4.84 x 2.57)

Wooden flooring with central heating radiator and uPVC window facing to the front of the property. Base height and wall mounted units with wooden counter tops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Living Room 16'3" x 10'1" (4.97 x 3.08)

Wooden flooring with coving to the ceiling, central heating radiator, electric fireplace on white surround and uPVC bay window facing to the front of the property. Internal door leads to storage space which measures 2.5m x 0.89m.

Landing

Carpeted with central heating radiator and uPVC window facing to the rear of the property. Internal doors lead to the two double bedrooms and bathroom.

Bedroom One 12'8" x 10'3" (3.88 x 3.13)

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

Bedroom Two 12'8" x 8'3" (3.88 x 2.52)

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

Bathroom 6'5" x 4'11" (1.96 x 1.52)

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 bathtub with over head shower, toilet and sink with vanity unit.

Externally

The front and rear both come with low maintenance gardens, with space for off road parking to the side of the property.

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			86
(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			
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	