

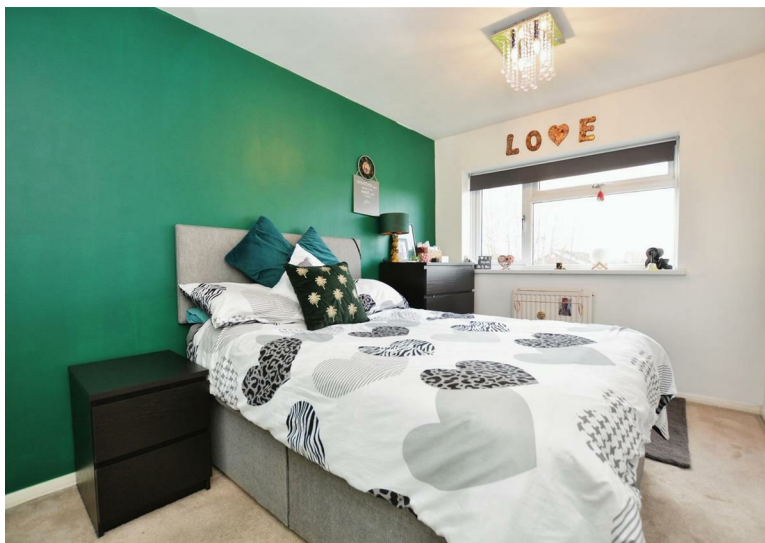


16 Briar Way
Scunthorpe, DN15 8UU
£165,000

Bella
properties

An absolutely ideal home for a first-time buyer or family, Bella Properties brings to the market for sale this three bedroom semi detached property on Briar Way, in the popular Skippingdale area of Scunthorpe. This home is well presented throughout and briefly comprises of the hall, W/C, living room and kitchen/diner on the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, there is off road parking, a detached, brick built garage and lawned gardens to the front and rear, with a patio area also to the rear, ideal for entertaining.

In a quiet location situated on a cul de sac, yet still within close proximity of schools, shops, retail parks and transport links, this home hosts a great location. Viewings are available now and come highly recommended to appreciate this delightful home!



Hall 2'7" x 7'1" (0.81 x 2.17)

Entrance to the property is via the front door and into the hallway. Internal doors lead to the W/C and living room.

W/C 7'1" x 3'1" (2.17 x 0.94)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

Living Room 15'4" x 14'10" (4.68 x 4.54)

Vinyl effect wood flooring with coving to the ceiling, electric fireplace set on marble and wood effect surround and uPVC window faces to the front of the property. Internal door leads to under stairs storage cupboard.

Kitchen/Diner 9'0" x 14'10" (2.75 x 4.53)

Vinyl effect tiled flooring with central heating radiator, two uPVC windows face to the rear of the property and external door leads to the rear garden. A variety of base height and wall mounted units with counter tops, tiled splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Landing 9'6" x 6'0" (2.91 x 1.83)

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

Bedroom One 9'11" x 8'2" (3.03 x 2.5)

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

Bedroom Two 7'9" x 8'11" (2.37 x 2.74)

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

Bedroom Three 9'8" x 6'5" (2.96 x 1.96)

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

Bathroom 6'0" x 6'9" (1.85 x 2.06)

Wooden flooring with part tiled walls, central heating radiator and uPVC window facing to the rear 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, brick built garage and rear garden. The rear

garden is also laid to lawn with patio area, ideal for hosting with wooden bar.

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



First Floor



Total area: approx. 69.3 sq. metres

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			
(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			66
(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	