



42 Collinson Avenue
Scunthorpe, DN15 8AB
£145,000

Bella
properties

Located in the popular Berkeley Area of Scunthorpe, this three bedroom semi detached home is brought to the market for sale by Bella Properties. Deceptively spacious, this property has plenty of space for a family or first time buyers with three reception areas, off road parking and a good size lawned garden to the rear. Found close to many local amenities including schools, retail parks and transport links, viewings are available immediately and come highly recommended to appreciate this home.

Sold with no forward chain, the property itself briefly comprises of a hallway, living room, kitchen, dining room, sitting room and w/c on the ground floor with landing, three bedrooms and bathroom on the first floor. Externally, there is off road parking to the front of the property and a well presented gravelled garden, to the rear is a lawned garden.



Hallway 5'9" x 11'2" (1.77 x 3.41)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, sitting room, kitchen and under stairs storage cupboard.

Living Room 10'10" x 12'5" (3.31 x 3.79)

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

Kitchen 13'6" x 6'7" (4.12 x 2.03)

Vinyl effect flooring with central heating radiator and uPVC window and door facing to the side of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated stainless steel sink and drainer and space and plumbing for white goods.

Sitting Room 11'9" x 11'7" (3.6 x 3.54)

Carpeted with coving to the ceiling, central heating radiator and electric fireplace set on marble and wood effect surround.

Dining Room 6'4" x 11'7" (1.95 x 3.54)

Carpeted with coving to the ceiling, central heating radiator and uPVC windows and door to the rear garden.

W/C 2'4" x 6'7" (0.73 x 2.03)

Downstairs W/C with window and door to the rear of the property.

Landing

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

Bedroom One 11'8" x 12'5" (3.58 x 3.81)

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

Bedroom Two 11'1" x 11'5" (3.39 x 3.48)

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

Bedroom Three 6'9" x 6'9" (2.06 x 2.08)

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

Bathroom 6'7" x 5'10" (2.03 x 1.78)

Tiled flooring with tiled walls, central heating radiator and window facing to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

External

To the front of the property is a gravelled garden with a driveway for off road parking. The driveway leads to the rear of the property where the garden is mainly laid to lawn.

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



Total area: approx. 92.7 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		
(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		
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