



34 Smithfield Road
Scunthorpe, DN16 2NJ
£90,000

Bella
properties

Located within the always popular area of Ashby, Scunthorpe, this mid terrace home is brought to the market for sale by Bella Properties. Boasting three bedrooms and two good sized reception rooms, this home is sure to have widespread appeal, especially with first time buyers, investors and families. Located close to Ashby High Street, schools and transport links, this home ideally positioned. Viewings are available now and come highly recommended to appreciate this home.

The property itself briefly comprises of the porch, living room, hallway, dining room, kitchen, inner hallway, W/C and bathroom on the ground floor, with the landing and three bedrooms on the first floor. Externally, there is a low maintenance front garden with a back garden which is mainly concrete with a lawned area.



Porch 2'4" x 4'11" (0.73 x 1.52)

Entrance to the property is via the porch and into the living room.

Living Room 11'8" x 11'2" (3.57 x 3.42)

Laminate effect wood flooring with central heating radiator and uPVC window facing to the front of the property.

Hall

Internal doors lead to the living room and dining room, and carpeted stairs lead to the first floor accommodation.

Dining Room 12'0" x 11'8" (3.66 x 3.57)

Laminate effect wood flooring with central heating radiator and uPVC window facing to the rear of the property. Internal door leads to the dining room.

Kitchen 12'0" x 5'10" (3.67 x 1.79)

Tiled flooring with uPVC window and door facing to the side of the property. Base height and wall mounted wooden units with counter tops, tiled splashbacks, integrated sink and drainer, ideal boiler and space and plumbing for white goods.

Inner Hallway 2'7" x 5'3" (0.8 x 1.62)

Internal doors lead to the kitchen, bathroom and W/C.

W/C 2'11" x 4'0" (0.89 x 1.24)

W/C with uPVC window facing to the side of the property.

Bathroom 7'1" x 5'10" (2.16 x 1.79)

Tiled flooring with part tiled walls, central heating radiator and uPVC window facing to the side of the property. A two piece suite consisting of bathtub and sink.

Landing

Internal doors lead to two of the bedrooms.

Bedroom One 11'2" x 11'8" (3.42 x 3.57)

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

Bedroom Two 12'0" x 11'8" (3.66 x 3.57)

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

Bedroom Three 11'10" x 5'10" (3.63 x 1.79)

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

External

To the front of the property is a low maintenance garden. The rear garden is low maintenance with concrete and lawn area.

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. 80.3 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		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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