



9 The Granary
Scotter, DN21 3RQ
£155,000

Bella
properties

Presenting a charming end of terrace house for sale, located in a highly sought-after location. This neutrally decorated property presents an excellent opportunity for first-time buyers or investors. In a sought after location, this home is situated near local amenities, providing easy access to various shops, restaurants, local schools as well as public transport links.

The property itself briefly comprises the entrance hallway, W/C, kitchen and living room on the ground floor, with the landing, two double bedrooms, one of which comes with built-in storage, and the bathroom to the first floor. Externally, there is low maintenance gardens to both the front and rear of the property, with allocated space for off street parking.

This property is available for immediate possession with no onward chain. Whether you're a first-time buyer seeking to step onto the property ladder or an investor looking for a property in a desirable location, this house could be the perfect fit. Viewings are now available!



Hall 9'11" x 3'3" (3.04 x 1.01)

Entrance to the property is via the front door and into the hall. Carpeted with coving to the ceiling and internal doors lead to the living room, kitchen and W/C. Carpeted stairs lead to the first floor accommodation.

W/C 5'7" x 2'11" (1.72 x 0.91)

Vinyl effect tiled flooring with uPVC window facing to the front of the property. A two piece suite consisting of toilet and sink.

Kitchen 9'11" x 5'6" (3.04 x 1.68)

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

Living Room 15'3" x 12'3" (4.67 x 3.75)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace and uPVC French doors to the rear garden.

Landing 6'4" x 6'2" (1.95 x 1.9)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 9'7" x 12'3" (2.94 x 3.75)

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

Bedroom Two 12'3" x 8'11" (3.75 x 2.72)

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

Bathroom 6'4" x 5'8" (1.95 x 1.74)

Vinyl effect tiled flooring, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a low maintenance lawned garden with pathway to the entrance of the home. The rear garden is mainly laid to lawn with patio area. The property also comes with allocated parking.

Disclaimer

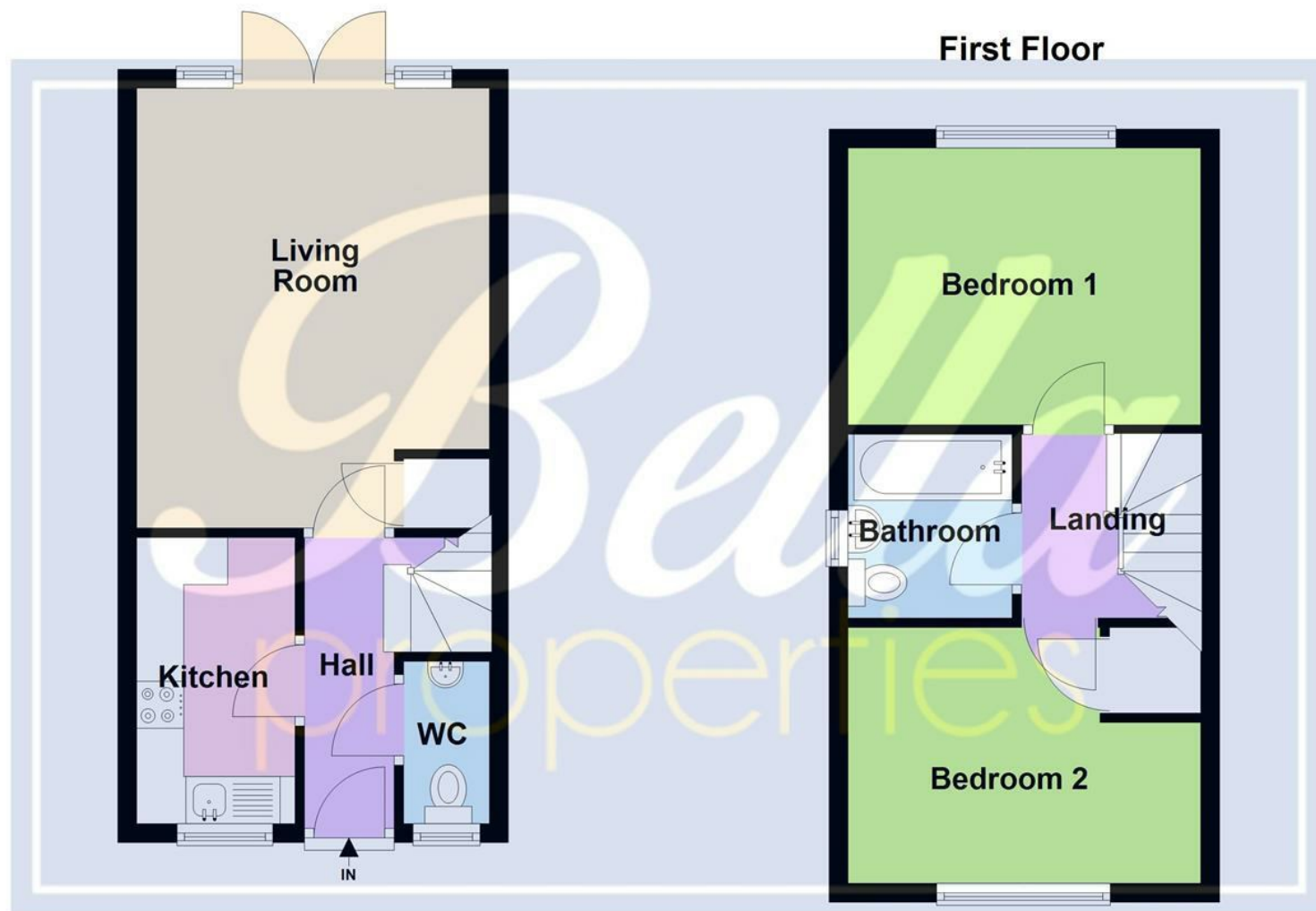
The information displayed about this property comprises a

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Ground Floor



Total area: approx. 58.5 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		92
(81-91) B		
(69-80) C		77
(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		
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