



89 Priory Lane
North Lincolnshire, DN17 1HD
£118,500

Bella
properties

**** NO CHAIN **** Bella Properties welcomes to the market for sale this two bedroom semi-detached house located on the always popular Priory Lane, Scunthorpe. This home is an ideal option for investors or first time buyers with a great location close to many local amenities including Ashby High Street, schools, colleges and transport links.

The property itself briefly comprises of a porch, lounge, W/C and kitchen on the ground floor with the landing, two bedrooms and bathroom on the first floor. Externally, you will find a low maintenance front garden with a driveway for off road parking, and a lawned rear garden.

Ready for any buyer to put their own stamp on, viewings are now available!



Entrance 3'3" x 2'5" (1.0 x 0.75)

Entrance to the property is via the front door and into the hall. Internal door leads to the lounge.

Lounge 14'11" x 10'2" (4.57 x 3.12)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

W/C 4'11" x 3'3" (1.51 x 1.0)

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

Kitchen 10'2" x 9'3" (3.12 x 2.82)

Vinyl effect tiled flooring with central heating radiator and uPVC window and door facing to the rear garden. Base height and wall mounted units with complimentary wooden countertops, tiled splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Landing 6'6" x 3'4" (2.0 x 1.02)

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

Bedroom One 10'2" x 11'8" (3.12 x 3.57)

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

Bedroom Two 10'2" x 8'2" (3.12 x 2.49)

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

Bathroom 6'6" x 4'4" (2.0 x 1.33)

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

External

To the front of the property is a low maintenance garden with a driveway to the side of the property for off street parking. Access to the rear is through a wooden gate to the rear garden which is mainly laid to lawn.

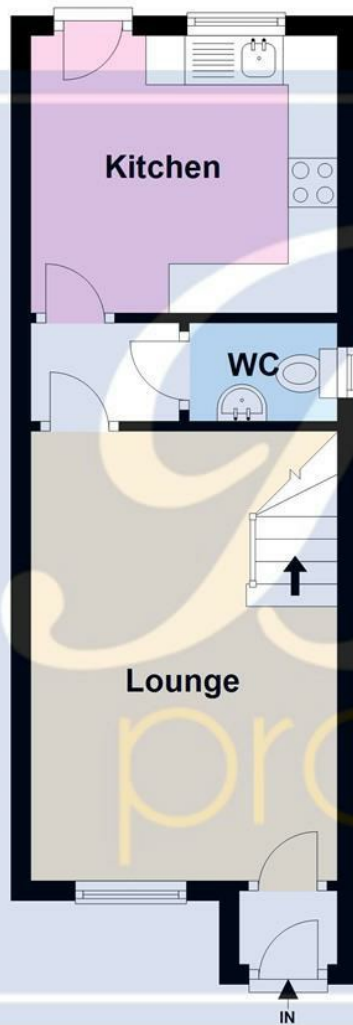
Disclaimer

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



First Floor



Total area: approx. 54.5 sq. metres (586.1 sq. feet)

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 | | 88 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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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| Not environmentally friendly - higher CO ₂ emissions | | |
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| EU Directive 2002/91/EC | | |