



11 Atlas Road  
Scunthorpe, DN17 1BZ  
£179,950

*Bella*  
properties



**An ideal family home! This well presented, three bedroom semi detached home in the popular residential area of Old Brumby, Scunthorpe is brought to the market for sale by Bella Properties. Modern throughout and close to local schools, colleges and transport links, the property is ideal for a family looking for a property to move straight in to.**

**The property itself briefly comprises of a hallway, lounge, reception room, open plan kitchen/diner and sun room all found on the ground floor. To the first floor is the landing, three bedrooms and family bathroom. Externally, to the front the property is off road parking, and to the rear is a lawned garden with detached, brick built garage and decking area for entertaining.**

**Viewings are available immediately and come highly recommended to appreciate this lovely home.**



### Hallway

Entrance to the property is via the side door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Internal doors lead to the lounge, reception room, kitchen/diner and two storage cupboards. Carpeted stairs lead to the first floor accommodation.

### Lounge 15'5" x 10'9" (4.72 x 3.29)

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

### Second Reception Room 14'4" x 10'10" (4.39 x 3.31)

Vinyl effect wood flooring, central heating radiator and uPVC window facing to the kitchen/diner/sun room.

### Kitchen/Diner/Sun Room 17'3" x 16'4" (5.27 x 5.0)

Vinyl effect tiled flooring with central heating radiator and uPVC windows facing to the rear and side of the property. Base height and wall mounted units with counter tops and tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods. External door leads to the rear garden.

### Landing

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

### Bedroom One 14'11" x 10'9" (4.55 x 3.28)

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

### Bedroom Two 11'10" x 9'6" (3.63 x 2.9)

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

### Bedroom Three 9'11" x 5'10" (3.03 x 1.78)

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

### Bathroom 6'6" x 5'7" (1.99 x 1.72)

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

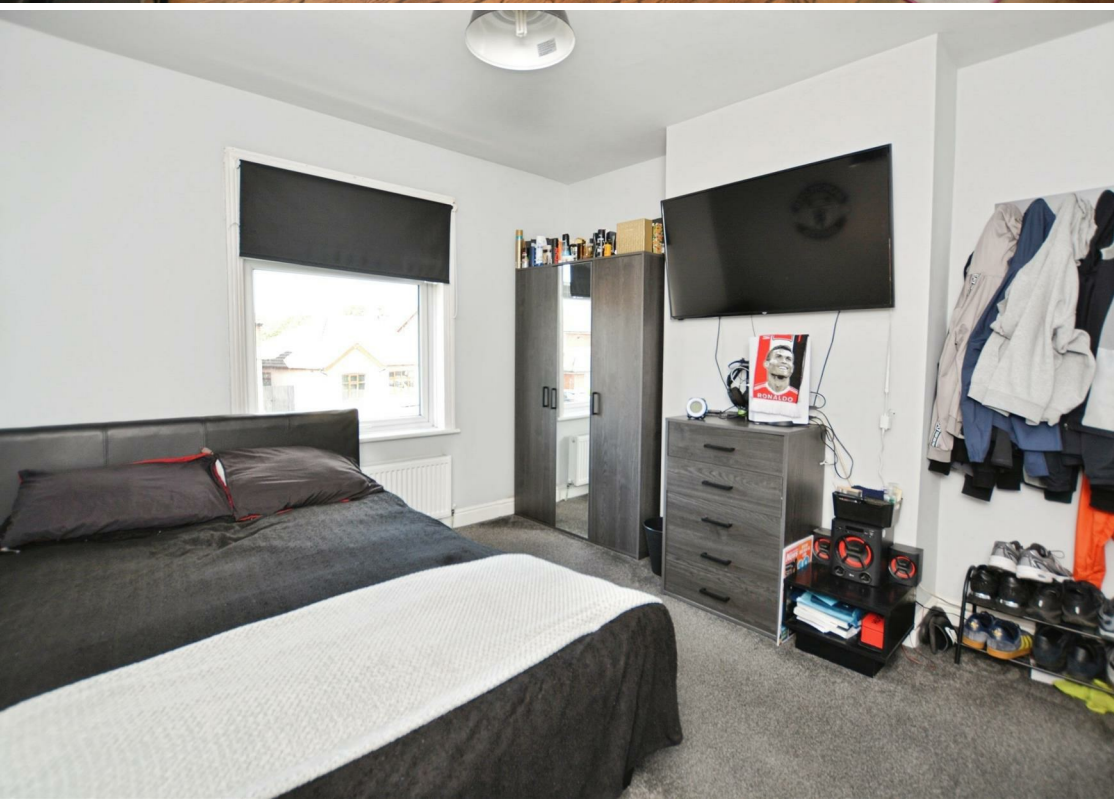
### External

To the front of the property is a concrete driveway for off road parking. The rear garden is partly laid to lawn with decking area for entertaining, and detached, brick built garage.

### 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.



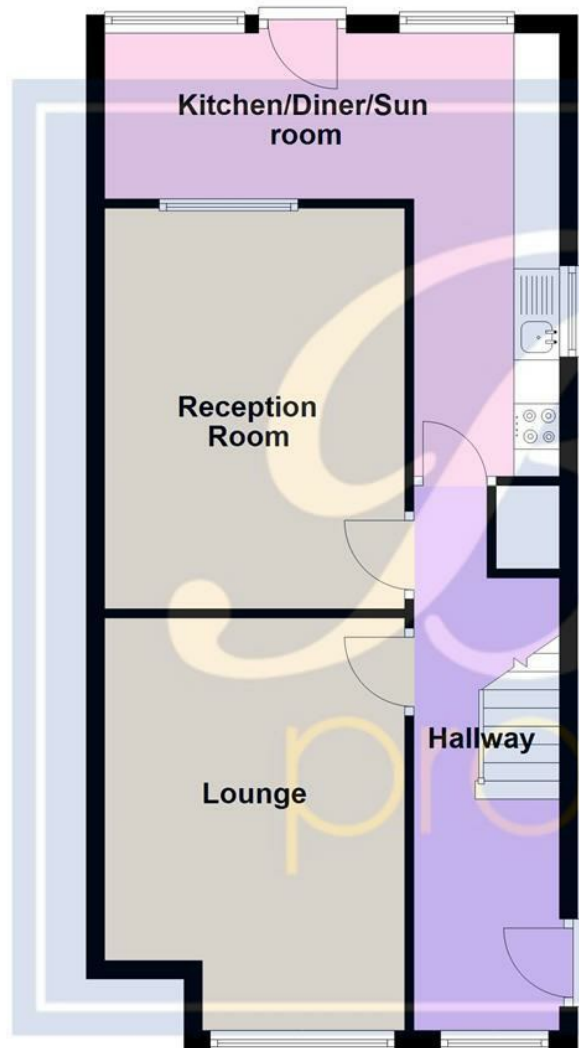




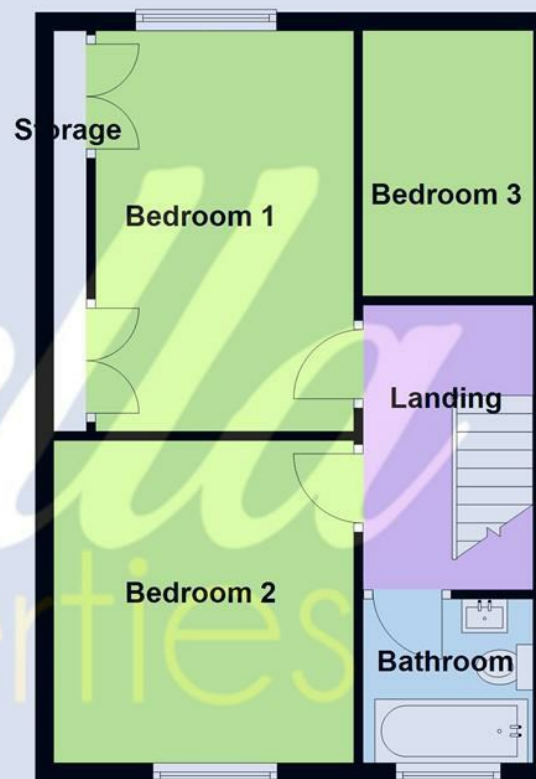




## Ground Floor




## First Floor



Total area: approx. 96.6 sq. metres (1039.4 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>60</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC