



3 Keelby Road
Scunthorpe, DN17 2NE
£120,000

Bella
properties

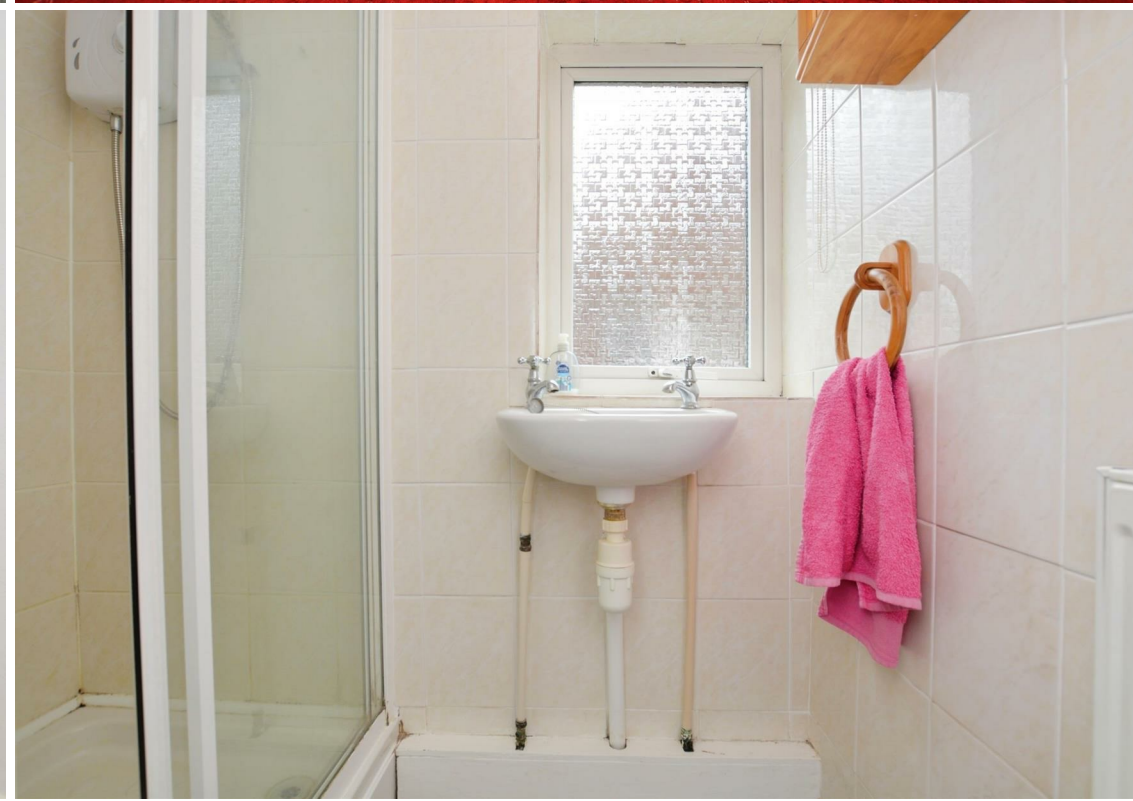
Bella Properties welcomes to the market this fantastic opportunity for first-time buyers, investors, and families alike! Located on Keelby Road, this three bedroom semi detached home is now available for viewings. Deceptively spacious inside and out, this home boasts a good size plot and is offered for sale with no onward chain.

The property itself briefly comprises of the entrance hallway, living room, dining room, kitchen, rear porch and shower room on the ground floor, with the landing, three bedrooms all with built in storage, W/C and bathroom to the first floor. Externally, there is plenty of off street parking available to the front of the home on a block paved driveway, and a lawned garden to the rear.

Ready for any buyer to make their own, viewings are now available by appointment only.

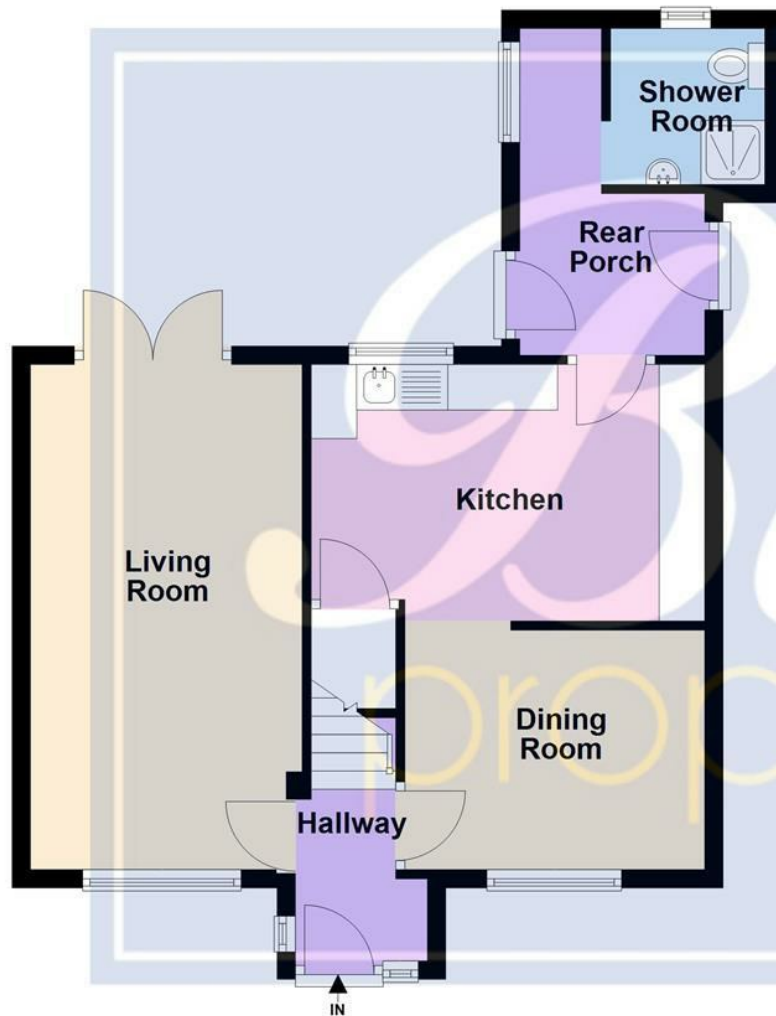


Hallway Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the living room and dining room. Carpeted stairs lead to the first floor accommodation.	W/C 4'11" x 2'6" (1.5 x 0.77) W/C with carpet and uPVC window faces to the rear of the property.
Living Room 18'1" x 9'9" (5.53 x 2.98) Carpeted with coving to the ceiling, two central heating radiators, gas fireplace set on surround and uPVC window faces to the front of the property. uPVC French doors lead to the rear garden.	Bathroom 5'6" x 5'5" (1.68 x 1.67) Tiled walls with central heating radiator and uPVC window faces to the side of the property. A two piece suite consisting of shower cubicle and sink.
Kitchen 9'1" x 14'4" (2.79 x 4.37) Tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted units with integrated sink and drainer and space and plumbing for white goods. Internal door leads to under stairs storage.	External Set on a good size plot, the front of the property benefits from block paving and offers plenty of off street parking. Access to the rear is down the side of the property where you will find a well presented garden which is laid to lawn, with patio area, established shrubs and borders and shed.
Dining Room 8'7" x 10'9" (2.62 x 3.29) Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.	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.
Rear Porch Entrance from the kitchen and leads to the shower room. External doors lead to either side of the property and window faces to the side of the property.	
Shower Room 5'7" x 5'6" (1.71 x 1.69) Three piece suite consisting of shower cubicle, sink and toilet.	
Landing Carpeted with uPVC window facing to the rear of the property. Internal doors lead to all three bedrooms, W/C, bathroom and storage cupboard.	
Bedroom One 12'4" x 10'11" (3.76 x 3.34) Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property.	
Bedroom Two 11'6" x 8'11" (3.53 x 2.73) Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property.	
Bedroom Three 8'11" x 6'7" (2.72 x 2.03) Carpeted with central heating radiator, built in storage and uPVC window faces to the rear of the property.	





Ground Floor



First Floor



Total area: approx. 95.1 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		82
(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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		