



105 Scotter Road  
Scunthorpe, DN15 8DP  
Offers Over £165,000

*Bella*  
properties

**\*\* CHAIN FREE \*\***

**Bella Properties are pleased to present this lovely semi detached home, located on Scotter Road in the always popular Berkeley area of Scunthorpe. Ideally located with excellent access to public transport links, nearby schools and local amenities, this property is a fantastic opportunity for first-time buyers and families alike.**

**The home boasts an open plan living and dining room, a modern kitchen and family bathroom, three well-proportioned bedrooms, off road parking and a detached brick built garage. Beautifully presented throughout, this property is ready to be the perfect home for its new owners. Viewings are highly recommended to fully appreciate and are available now!**



### Hallway

Entrance to the property is via the front uPVC door and into the hallway. Vinyl effect flooring with central heating radiator and internal doors lead to the living room and kitchen. Carpeted stairs lead to the first floor accommodation.

### Living Room 13'5" x 13'2" (4.09 x 4.02)

Open plan with the dining area. Carpeted with coving to the ceiling, spotlights, central heating radiator, open fireplace and uPVC bay window facing to the front of the property.

### Dining Area 7'6" x 9'11" (2.29 x 3.03)

Vinyl effect wood flooring with coving to the ceiling, spotlights, central heating radiator and uPVC French doors leading to the rear garden.

### Kitchen 12'1" x 9'6" (3.7 x 2.92)

Tiled flooring with spotlights and uPVC window facing to the rear of the property. A mixture of both base height and wall mounted units with complimentary countertops, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. External door leads to the side of the property.

### Landing

Carpeted with uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and family bathroom.

### Bedroom One 10'11" x 12'6" (3.33 x 3.83)

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

### Bedroom Two 12'5" x 8'11" (3.8 x 2.73)

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

### Bedroom Three 9'2" x 6'7" (2.81 x 2.03)

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

### Bathroom 5'4" x 9'6" (1.65 x 2.91)

Vinyl effect flooring with heated towel rail, spotlights and uPVC windows face to the rear and side of the property. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

### External

To the front of the property is a gravelled garden with a driveway to the side of the property. The driveway leads to the detached, brick built garage and rear garden. The rear garden 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.







Total area: approx. 82.5 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) <b>A</b>                                              |         | <b>8</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>                                                |         |           |
| (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>63</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>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |