



30 Thornton Avenue  
Scunthorpe, DN16 2AZ  
£145,000

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properties



**Brought to the market by Bella Properties is this lovely three bedroom semi detached home which is an ideal choice for families or first-time buyers. The property is situated in a prime location with public transport links, local amenities, and schools nearby, ensuring convenience and ease of access for all residents.**

**The house boasts a well-proportioned layout comprising of the entrance hallway, living room, kitchen with pantry, porch, W/C and two storage rooms to the ground floor. Upstairs comprises of the landing, three bedrooms and the three piece bathroom. Externally, there is a low maintenance garden to the front of the property with a good sized lawned garden to the rear. This home has also undergone recent upgrades, including improvements to the roof and kitchen, and new carpets have also been installed throughout the property.**

**Sold with no forward chain, viewings are now available and come highly recommended!**



**Hallway** 6'0" x 14'1" (1.83 x 4.31)

Entrance to the property is via the front door and into the hallway. Carpeted with central heating radiator and uPVC window faces to the front of the property. Internal doors lead to the living room, kitchen and porch.

**Living Room** 16'6" x 11'7" (5.04 x 3.55)

Carpeted with coving to the ceiling, central heating radiator and two uPVC windows face to the front and rear of the property.

**Kitchen** 11'9" x 10'2" (3.59 x 3.11)

Vinyl effect tiled flooring with central heating radiator and uPVC windows face to the rear and side of the property. Base height and wall mounted units with complimentary countertops and splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Internal door leads to the pantry.

**Porch**

Internal door leads to the hallway, external door leads to the rear of the property and uPVC French doors lead to the front of the property. Opening leads to the storage space and W/C.

**Storage**

Two storage rooms measure 2.42m x 1.83m and 2.81m x 2.82m.

**W/C** 2'9" x 4'11" (0.86 x 1.52)

Downstairs W/C with window facing to the side of the property.

**Landing**

Carpeted with uPVC window facing to the front of the property and internal doors lead to the three bedrooms and bathroom.

**Bedroom One** 10'4" x 11'10" (3.17 x 3.61)

Carpeted with built in wardrobes, central heating radiator and three uPVC windows face to the front of the property, with further uPVC window facing to the side of the property.

**Bedroom Two** 10'4" x 11'8" (3.17 x 3.57)

Carpeted with central heating radiator and three uPVC windows face to the front of the property.

**Bedroom Three** 10'4" x 7'2" (3.16 x 2.2)

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

**Bathroom** 5'10" x 5'7" (1.78 x 1.72)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window faces to the side 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 low maintenance concrete garden. The rear garden is of good size and mainly laid to lawn, with patio and decking area for entertaining.

**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.



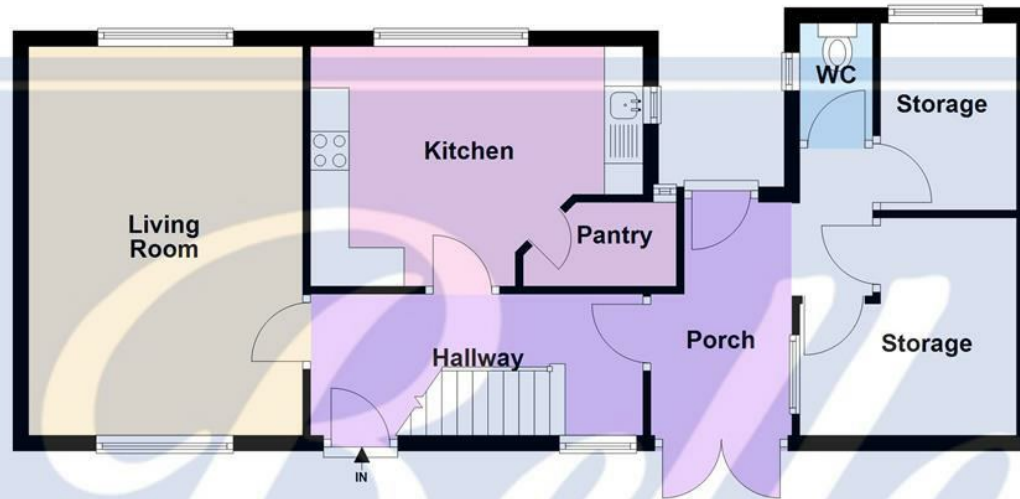








## Ground Floor



## First Floor



Total area: approx. 101.6 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		85
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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