



54 Northlands Road  
Winterton, DN15 9UN  
£130,000

*Bella*  
properties



**Found in the always popular residential area of Winterton, this three bedroom semi detached home is brought to the market for sale by Bella Properties. Absolutely ideal for a first time buyer, investor or family, this home boasts two bathrooms, a good size rear garden and a conservatory. Close to local amenities in Winterton, this home is also a short walk away from transport links to nearby Scunthorpe, Barton and Hull.**

**The property itself briefly comprises of the hall, living room, kitchen, shower room and conservatory on the ground floor. The landing, three bedrooms and bathroom are found on the first floor. Externally, there is a low maintenance front garden and a good sized rear garden with lawn, two sheds and two greenhouses'.**

**Viewings are available now by appointment only.**



**Hall** 3'10" x 4'1" (1.19 x 1.25)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

**Living Room** 13'2" x 12'4" (4.03 x 3.76)

Carpeted with coving to the ceiling, central heating radiator, log burning stove on brick surround and window facing to the front of the property.

**Kitchen** 12'5" x 11'5" (3.81 x 3.49)

Tiled flooring with coving to the ceiling, central heating radiator and window and door face to the conservatory. A variety of base height and wall mounted units with counter tops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Shower Room** 4'5" x 7'11" (1.35 x 2.43)

Vinyl effect flooring with spotlights and window facing to the side of the property. A three piece suite consisting of wet room shower, sink and toilet. Internal door leads to the under stairs storage cupboard.

**Conservatory** 7'3" x 9'8" (2.23 x 2.96)

uPVC windows and doors face to the rear garden.

**Landing**

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

**Bedroom One** 12'4" x 10'4" (3.78 x 3.15)

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

**Bedroom Two** 12'4" x 8'0" (3.78 x 2.45)

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

**Bedroom Three** 8'11" x 7'10" (2.72 x 2.39)

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

**Bathroom** 7'10" x 5'6" (2.4 x 1.69)

Tiled walls with coving to the ceiling and windows face to the front and side of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

The front of the property is low maintenance with street parking. The rear garden is mainly laid to lawn with two storage sheds and two greenhouses'.

**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



Total area: approx. 82.6 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</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>		
(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>		<b>G</b>
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC