



68 The Fairways  
Scunthorpe, DN15 7EF  
£110,000

*Bella*  
properties



**Attention first time buyers and investors! Located on The Fairways, Scunthorpe, Bella Properties brings to the market this two bedroom mid terrace property. Absolutely ideal for a first time buyer or investor, this home, which is chain free, comprises of the entrance hall, kitchen and living room on the ground floor, with the landing, two bedrooms and bathroom to the first floor. Externally, there are gravelled gardens to both the front and rear with allocated space for off road parking.**

**Ready for any buyer to move into and put their own stamp on, this home is also in a great location close to good schools, retail parks, restaurants and transport links to further afield.**

**Viewings are now available and come highly recommended to appreciate this home!**



**Hall** 8'1" x 5'10" (2.48 x 1.78)

Entrance to the property is via the front uPVC door and into the hall. The hallway leads to the kitchen and living room, and carpeted stairs lead to the first floor accommodation.

**Kitchen** 8'1" x 7'1" (2.48 x 2.16)

Vinyl effect tiled flooring with coving to the ceiling and uPVC window faces to the front of the property. Base height units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Living Room** 12'4" x 13'3" (3.76 x 4.04)

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

**Landing**

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

**Bedroom One** 11'5" x 10'0" (3.49 x 3.05)

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

**Bedroom Two** 7'6" x 9'0" (2.3 x 2.75)

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

**Bathroom** 5'7" x 5'4" (1.72 x 1.64)

Vinyl effect flooring with uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front and rear of the property are gravelled gardens with allocated space for off street parking also to the front.

**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. 51.2 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		88
(81-91) B		
(69-80) C	70	
(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		
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England & Wales EU Directive 2002/91/EC		