



3 Derwent Road
Scunthorpe, DN16 2PF
£130,000

Bella
properties

Sold with no forward chain for ease of purchase, Bella Properties welcomes to the market this lovely three bedroom semi detached home located on Derwent Road, Scunthorpe. Well maintained throughout by the current owners both internally and externally, this home is sure to appeal to first time buyers, investors and families alike.

Briefly, this home consists of the entrance porch, hallway, living room, kitchen, dining room and storage to the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, there are well presented gardens to both the front and rear.

Close to amenities including local schools, shops, pubs and transport links to further afield, this home is situated in a prime position. Viewings are now available by appointment only.



Porch 6'1" x 2'7" (1.86 x 0.81)

Entrance to the property is via the front uPVC door and into the porch. Internal door leads to the hallway.

Hallway 6'1" x 11'11" (1.86 x 3.64)

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, dining room and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 11'11" x 14'10" (3.64 x 4.54)

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

Dining Room 9'2" x 9'11" (2.8 x 3.03)

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

Kitchen 9'2" x 11'0" (2.8 x 3.37)

Vinyl effect tiled flooring with coving to the ceiling and uPVC window faces to the rear of the property. A variety of base height and wall mounted units, with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Internal door leads to the pantry, opening archway leads to the dining room.

Storage 10'4" x 5'0" (3.16 x 1.53)

Storage space with window facing to the front of the property.

Landing

Carpeted with coving to the ceiling and internal doors lead to all three bedrooms and bathroom.

Bedroom One 13'10" x 11'11" (4.22 x 3.64)

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

Bedroom Two 13'11" x 9'3" (4.26 x 2.82)

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

Bedroom Three 9'0" x 8'9" (2.76 x 2.68)

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

Bathroom 5'10" x 7'1" (1.8 x 2.18)

A three piece suite consisting of shower, sink and toilet. uPVC window faces to the rear of the property.

External

To the front of the property is a low maintenance gravelled garden with established shrubs. The rear garden is lawned with established shrubs.

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. 98.4 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		
(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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