



49 Sorrel Way  
Scunthorpe, DN15 8PL  
£121,500

*Bella*  
properties



**\*\* NO CHAIN \*\*** Introducing this charming two bedroom mid terraced home now available for sale in a well-connected location, boasting close proximity to both public transport links and local amenities. This property is an exceptional opportunity, ideally suited for first-time buyers seeking to step onto the property ladder or investors looking to add to their rental portfolio.

This home presents two generously sized double bedrooms, a spacious living room, low maintenance front and rear gardens and off road parking. In a position close to retail parks, local schools and restaurants, this home is in a prime position.

Viewings for this property come highly recommended and are now available!



**Hall** 5'5" x 4'4" (1.66 x 1.33)

Entrance to the property is via the front door and into the hallway. Internal doors lead to the kitchen and living room.

**Kitchen** 8'1" x 8'5" (2.47 x 2.59)

Vinyl effect tiled flooring with uPVC window facing to the front of the property. Base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Living Room** 12'10" x 14'2" (3.93 x 4.33)

Carpeted with coving to the ceiling, central heating radiator and sliding doors lead to the rear garden. Carpeted stairs lead to the first floor accommodation.

**Landing**

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

**Bedroom One** 10'5" x 10'4" (3.19 x 3.16)

Carpeted with central heating radiator and uPVC faces to the rear of the property. Includes built in storage.

**Bedroom Two** 10'8" x 7'8" (3.27 x 2.35)

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

**Bathroom** 5'9" x 6'2" (1.77 x 1.9)

Vinyl effect flooring with central heating radiator and uPVC window faces to the front 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 well presented gravelled garden with allocated space for off road parking. The rear garden is also gravelled with pathway and 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.







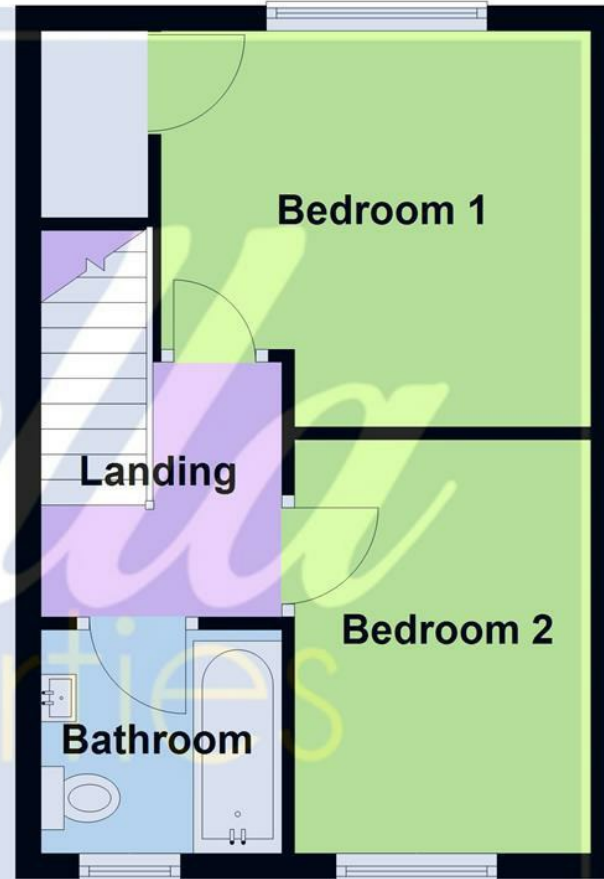




## Ground Floor



## First Floor



Total area: approx. 54.2 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		
(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 <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		
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