



64 Whitestone Road
Scunthorpe, DN17 1RE
£160,000

Bella
properties

Bella Properties welcomes to the market this very attractive three bedroom semi detached home located on Whitestone Road, Scunthorpe. This property is a wonderful opportunity for first-time buyers and families alike. The house has been well-cared for, with various upgrades made throughout the years that enhance its charm and functionality.

The property offers ample living space with two welcoming reception rooms, the kitchen with its own utility space, two double bedrooms, a large garage and beautifully presented gardens to both the front and rear with a summerhouse.

Located within excellent access to public transportation, local amenities, and nearby schools, this home presents a superb purchase close to local amenities. Viewings are now available and come highly recommended!



Porch 4'5" x 2'10" (1.36 x 0.87)

Entrance to the property is via the front door and into the porch. Internal door leads to the living room.

Living Room 12'6" x 16'9" (3.82 x 5.11)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Opening leads to the dining room and carpeted stairs lead to the first floor accommodation.

Dining Room 11'1" x 8'2" (3.38 x 2.49)

Laminate wood flooring with coving to the ceiling, central heating radiator and uPVC sliding doors lead to the rear garden.

Kitchen 9'1" x 7'6" (2.78 x 2.29)

Vinyl effect flooring with uPVC window and door facing to the rear. Base height and wall mounted units with countertops, splashbacks, integrated oven, hob and overhead extractor fan, and integrated sink and drainer. Open plan with the utility.

Utility 11'1" x 8'4" (3.38 x 2.55)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Countertops with space and plumbing for white goods. Internal door leads to storage cupboard.

Landing 8'9" x 5'8" (2.69 x 1.75)

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

Bedroom One 11'1" x 10'8" (3.38 x 3.26)

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

Bedroom Two 12'6" x 10'8" (3.82 x 3.26)

Laminate wood flooring with central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 6'11" x 9'0" (2.12 x 2.75)

Laminate wood flooring with central heating radiator and uPVC window faces to the front of the property.

Bathroom 5'5" x 5'10" (1.66 x 1.78)

Vinyl effect flooring with central heating radiator and uPVC

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

External

To the front of the property is a well presented garden with a driveway offering off road parking. The driveway leads to the entrance of the property and the attached garage which measures 5.51m x 2.29m. The rear garden mainly consists of Astroturf with gravelled and decking area with summerhouse with electrics.

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. 96.0 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		82
(81-91) B		
(69-80) C		69
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		