



29 Merryweather Court
Scunthorpe, DN16 3TG
£119,500

Bella
properties

**** NO CHAIN **** Bella Properties brings to the market this two bedroom semi detached property located on Merryweather Court in the sought after area of Bottesford, Scunthorpe. Ideal for a first time buyer or small family, the property briefly comprises of a living room and kitchen on the ground floor, with landing, the two bedrooms and bathroom on the first floor. Externally, the property benefits from off road parking to the front of the property, with a lawned garden to the rear.

Located close to Bottesford Beck, amenities including local schools, shops and pubs, this home is in an ideal position. Viewings come highly recommended and are available straight away!



Living Room 14'7" x 12'1" (4.46 x 3.7)

Entrance to the property is via the side door and into the living room. Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property. Carpeted stairs lead to the first floor accommodation.

Kitchen 8'9" x 12'0" (2.67 x 3.68)

Vinyl effect flooring with central heating radiator and uPVC window and door faces to the rear of the property. Base height and wall mounted units with counter tops, tiled splashbacks, integrated oven, grill and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

Landing 2'11" x 8'9" (0.89 x 2.69)

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

Bedroom One 8'5" x 12'1" (2.58 x 3.7)

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

Bedroom Two 8'9" x 12'1" (2.67 x 3.7)

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

Bathroom 5'2" x 8'10" (1.59 x 2.71)

A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the rear garden which is mainly laid to lawn.

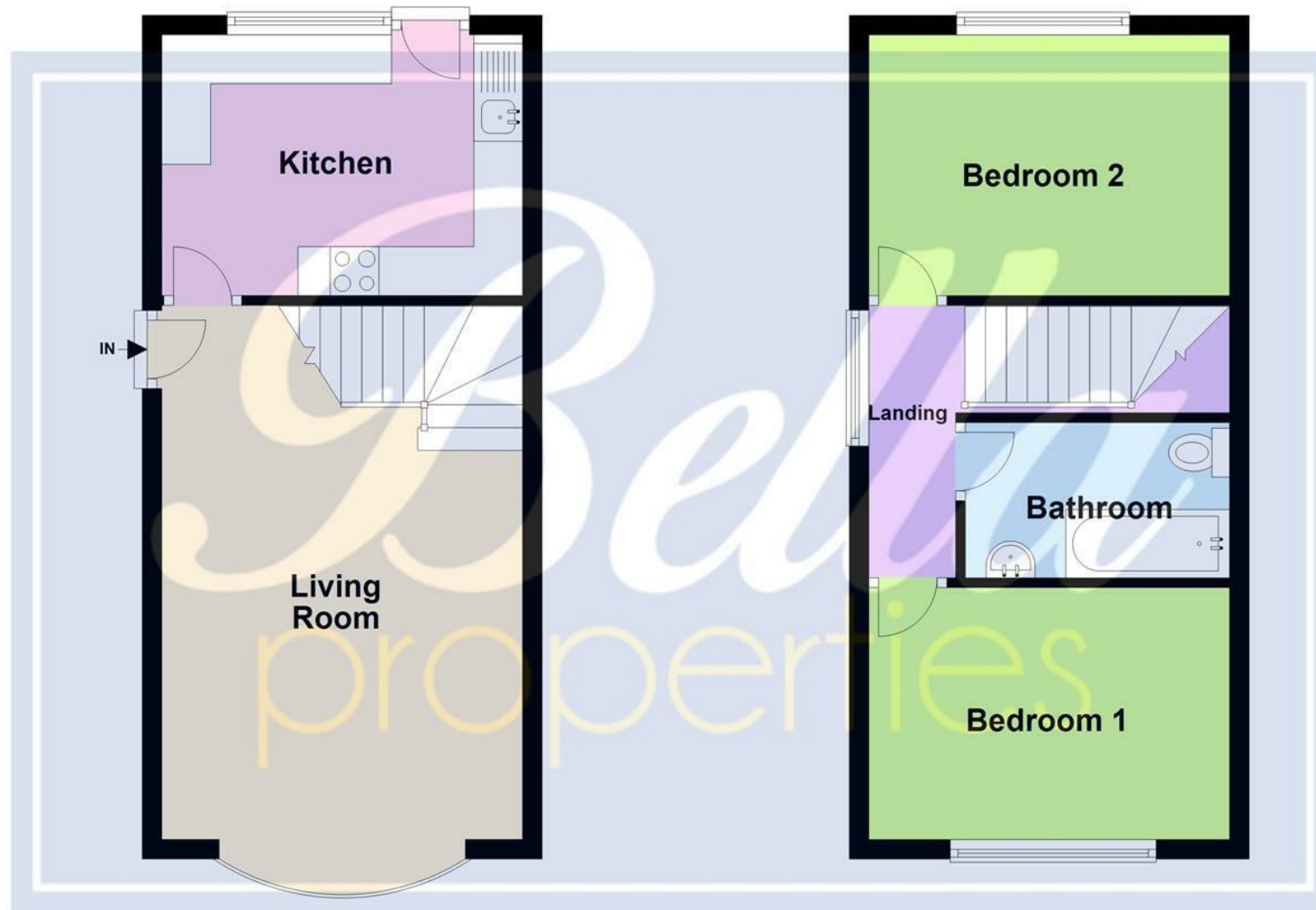
Disclaimer

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Ground Floor



First Floor



Total area: approx. 57.5 sq. metres (619.2 sq. feet)

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			
(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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			70
(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	