



29 Westerdale Road  
Scunthorpe, DN16 2QZ  
£165,000

*Bella*  
properties



**Absolutely ideal for a first time buyer or family, this three bedroom semi detached property in the always popular residential area of Ashby is brought to the market for sale by Bella Properties. Having been extended to the rear, this home is certain to have widespread appeal. Located close to many local amenities including schools, shops, transport links and more, viewings are available immediately and come highly recommended to appreciate this home.**

**The property itself briefly comprises of the porch, hallway, living room, kitchen, dining room, W/C and utility on the ground floor with landing, three bedrooms and bathroom on the first floor. To the front of the property is a gravelled garden, a driveway for off road parking, a garage, lawned garden and two storage sheds.**



**Porch** 6'9" x 4'1" (2.08 x 1.25)

Entrance to the property is via the front side door and into the porch. uPVC window faces to the front and the property and uPVC door leads to the hallway.

**Hallway** 6'9" x 12'5" (2.08 x 3.81)

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, kitchen and W/C. Carpeted stairs lead to the first floor accommodation.

**W/C** 4'11" x 2'5" (1.52 x 0.76)

A two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

**Living Room** 10'7" x 16'11" (3.23 x 5.16)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on brick effect and marble surround and uPVC bay window faces to the front of the property.

**Kitchen** 10'11" x 9'1" (3.33 x 2.79)

Open plan with the dining room. Vinyl effect tiled flooring with coving to the ceiling, central heating radiator, base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for dishwasher.

**Dining Room** 13'1" x 8'3" (4.01 x 2.53)

Vinyl effect tiled flooring with uPVC French doors leading to the rear garden.

**Utility** 5'8" x 9'1" (1.75 x 2.79)

Vinyl effect tiled flooring with central heating radiator, uPVC window faces to the rear of the property and uPVC door leads to the rear garden. Base height units with countertops, tiled splashbacks and space and plumbing for washing machine.

**Landing** 9'11" x 6'9" (3.03 x 2.08)

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

**Bedroom One** 13'1" x 10'7" (3.99 x 3.24)

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

**Bedroom Two** 11'8" x 10'7" (3.58 x 3.24)

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

**Bedroom Three** 11'3" x 9'1" (3.44 x 2.79)

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

**Bathroom** 6'9" x 7'7" (2.08 x 2.33)

Vinyl effect tiled flooring with tiled walls, spotlights, central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front of the property is a gravelled garden with a driveway for off road parking. The driveway leads to detached garage and rear garden which is laid to lawn with two storage sheds.

**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. 98.6 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		
(21-38) F		
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