



**31 Birchwood Road
Scunthorpe, Lincolnshire DN16 3HP
£185,000**

Bella
properties

**** Beautifully Presented Home! **** Ready for any lucky buyer ready to move straight into, this stunning three bedroom semi detached home located on the sought after Birchwood Road, Ashby is now ready for viewings. Sure to appeal to first time buyers and families alike, this home is modern throughout and briefly comprises of the entrance hallway, living room, kitchen and dining room to the first 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 of the property and a detached, brick built garage.

Close to many local amenities including schools, transport links and Ashby High Street, viewings are available now and come highly recommended to appreciate this lovely home!



Hallway

Entrance into the property is via the front door into the hallway. Central heating radiator, coving to the ceiling, doors leading to living room, kitchen and under stairs storage and carpeted stairs lead to the first floor.

Living Room 15'3" x 12'2" (4.67 x 3.73)

A light and airy generously sized living room with central heating radiator, coving to the ceiling and uPVC window to the front of the property.

Dining Room 14'8" x 9'5" (4.49 x 2.88)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC patio doors lead to the rear.

Kitchen 14'8" x 8'9" (4.49 x 2.67)

A variety of base height and wall mounted modern white units with complementary counters and tiled splashbacks. Integrated sink and drainer, gas hob, oven, overhead extractor and dishwasher. Space and plumbing for white goods. Internal door leading into the dining room, dual aspect uPVC windows to the rear and side and external uPVC door leading to the side of the property.

Landing

Carpeted throughout with entrance into the three bedrooms, bathroom and uPVC window to the rear side.

Bedroom One 12'6" x 10'10" (3.83 x 3.31)

Fully carpeted throughout, central heating radiator, coving to the ceiling and two uPVC windows to the front of the property.

Bedroom Two 12'5" x 10'10" (3.81 x 3.31)

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

Bedroom Three

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

Bathroom 8'2" x 7'4" (2.51 x 2.24)

Vinyl effect tiled flooring with tiled walls, spotlights, heated towel rail and uPVC window facing to the rear of the property. Three piece white suite consisting of bath with shower attachment, toilet and sink with vanity unit.

External

To the front of the property is a low maintenance pebbled garden with driveway leading down the side of the property. To the rear is a non overlooked, lawned garden with patio area and detached brick built garage with roller door.

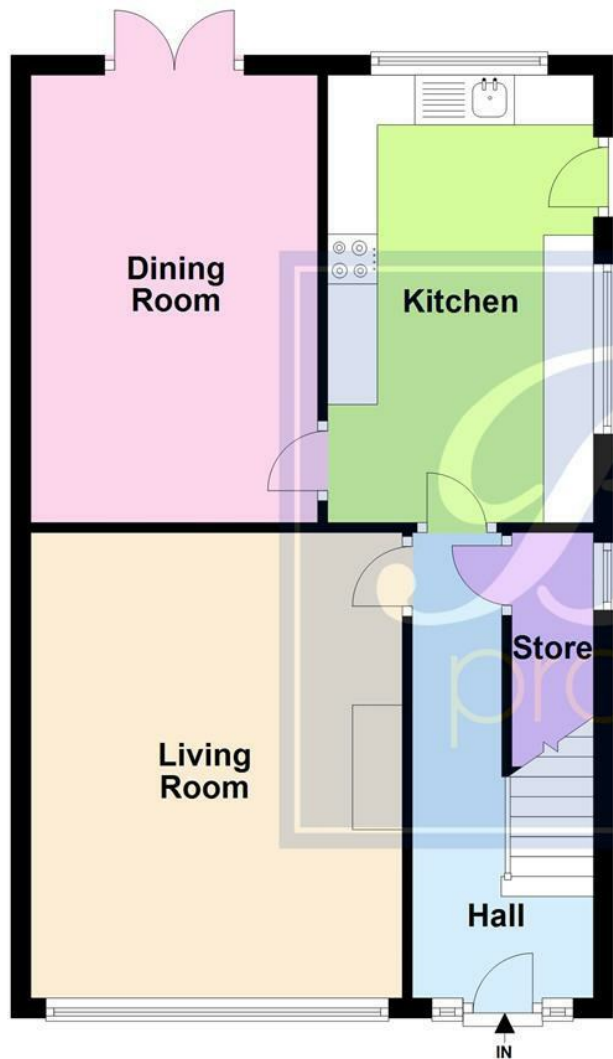
Disclaimer

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Ground Floor



First Floor



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		
(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		
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